

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: MALDEN HOUSING AUTHORITY ("MHA") PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2012 PHA Code: MA022												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1195 (722 Mixed Population; 473 General Population) Number of HCV units: 976 Baseline; 10 Shelter Plus Care												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: SEE ATTACHMENT "A" FOR MHA MISSION STATEMENT												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHMENT "B" FOR MHA'S GOALS AND OBJECTIVES												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. SEE ATTACHMENT "C"; "C-1"; "C-2"; "C-3"; "C-4"; and "C-5"												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. SEE ATTACHMENT "D"												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. SEE ATTACHMENT "E"												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHMENT "E-1"												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHMENT "E-2"												
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. SEE ATTACHMENT "E-3" (MHA WILL APPLY FOR CFFP APPROVAL DURING THE PLAN YEAR)												
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENT "F"												

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">SEE ATTACHMENT "F-1"</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;">SEE ATTACHMENT "G"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p style="text-align: center;">SEE ATTACHMENT "H"*****</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;">(SEE ATTACHMENT "E-1")</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;">(SEE ATTACHMENT "E-2")</p>

*******SEE PHA PLAN CERTIFICATIONS FILED AS ATTACHMENT "H" HERETO AND INCORPORATED HEREIN*******

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**ATTACHMENT “A”
TABLE 5.1**

MHA MISSION STATEMENT

The Mission of the Malden Housing Authority (“MHA”) is to extend, protect, create and expand public and affordable housing opportunities locally while also maintaining and sustaining the affordability and improving the quality and condition of existing developments and units; to encourage homeownership, support community development, and increase the number and quality of accessible affordable units, free from discrimination. To fulfill this mission, the MHA will strive to embrace high standards of ethics, management, and accountability, and will attempt to forge partnerships that leverage other public and private resources in order to improve the MHA’s ability to be a successful and effective local assisted/affordable housing provider.

**ATTACHMENT “B”
TABLE 5.2**

MHA GOALS AND OBJECTIVES

Consistent with HUD’s Strategic Goal to increase the availability of decent, safe, and affordable housing, the Malden Housing Authority (“MHA”), by vote of its Board of Commissioners, has established the following Institutional Goals:

To participate in the voluntary or mandatory conversion of public housing as same may be desired by MHA’s Board of Commissioners, or as required by one or more HUD’s Transformation or Conversion Initiative; to apply for the Choice Neighborhoods Initiative, if eligible; to apply to HUD to be designated as Project-based Contract Administer for the Commonwealth of Massachusetts, and also to be designated as a Moving To Work (MTW) Agency; to simplify, to the fullest extent possible, the MHA’s Public Housing and Section 8 Program Administration, and to enter into partnership/cooperative/regional/joint venture agreements with other PHAs and Non-Profit and For-Profit Entities as are in the MHA’s best interests, to create cost-savings and economies-of-scale; and also to administer enhanced and/or additional rental vouchers, should same be made available by HUD, in order to protect and expand the supply of affordable and assisted housing to meet community and programmatic needs;

To reduce public housing vacancies by reducing unit turn-over time and increasing the baseline number of public housing units, if allowed by law;

To continue to strive to create new and expanded affordable housing opportunities for low, very low and extremely low income families through housing acquisition, conversion, redevelopment and rehabilitation activities. The MHA will create one or more for-profit and/or non-profit affiliates and/or instrumentalities in order to leverage private or other public funds to create additional assisted/affordable housing opportunities, inclusive of HUD Transformation or Conversion Program funds, tax credit and/or other forms of creative mixed finance housing opportunities, such as combining capital fund, operating subsidy, low rent public housing reserve and/or allowable voucher funding with private sector, tax credit, grant and other HUD approved sources of finance inclusive of, but not limited to, bond issue and capital fund leveraging (CFFP), and to take full advantage of opportunities that may become available through Congressional legislation or HUD regulation, inclusive of systemic Section 8 Housing Choice Voucher and Low Rent Public Housing program revisions.

To acquire, absorb or federalize the MHA’s remaining one hundred seventy six (176) Massachusetts state housing program units, if allowed under law, and to combine MHA’s 208 unit Linden family development with MHA’s 265 unit Newland Street Family development as AMP 1, during the Plan year;

To seek approval of CFFP financing to fund critical capital improvements for which the CFP available during the Plan Year is insufficient to address;

To improve the quality of assisted housing and increase customer satisfaction, the MHA will seek to manage both its Public Housing and Section 8 Housing Choice Voucher Programs in a manner that will allow HUD to continue to designate the MHA as a “High-Performing” Agency. Should the opportunity present itself during the Plan term, the MHA will seek HUD approval in becoming a Moving to Work (“MTW”) Agency so as to best administer its Low Rent Public Housing and Section 8 Housing Choice Voucher Programs.

To improve specific management functions: e.g., a systemic transformation of IT and Telephonic Communications into a new, state-of-the-art, fully integrated fiber optic network allowing for better software configuration and improved utilization at far lower cost; continuing professional and efficient site based budgeting and administration; and the redesign and modernization of underutilized common and community space in existing federal developments, including acquiring and incorporating land into existing parking areas to increase capacity and allow for more accessibility and fuller utilization of such space.

To increase assisted housing choices: by conducting Section 8 outreach of owner/landlords; by implementing a voucher homeownership program and a Section 32 homeownership program related to the disposition of 15 scattered-site units in partnership with the Malden Redevelopment Authority and the City of Malden (**See attachment “D”**); by implementing site-based waiting lists for all Section 8 Project-based Voucher developments; and by project-basing up to the maximum twenty percent (20%) of the MHA’s Section 8 Tenant-Based Vouchers, and as that baseline number may be increased by any additional award of HUD Section 8 Voucher Assistance (20% of baseline currently equals 195 PBVs).

Consistent with HUD’s Strategic Goals, the MHA will: provide an improved living environment for public housing residents by implementing surveillance and enhanced security measures at MHA developments to ensure the highest degree of safety and security for MHA residents; promote self-sufficiency and asset development of assisted households by administering an admissions preference for working families, and by forging community partnerships to provide MHA residents with access to educational, training and supportive service opportunities designed to lead to economic self-sufficiency and better employment; and health improvement opportunities designed to increase independence for the elderly or families with disabilities, with particular emphasis on “aging in place” Resident Coordinator supportive service programs; ensure equal opportunity and affirmatively further fair housing by providing access to assisted housing, and a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

The MHA will continue to partner in programs with various local housing and supportive service providers such as Mystic Valley Elder Services, Housing Families, Tri-City Homeless Task Force, Inc. Tri-Cap, Heading Home, the Massachusetts Departments of Mental Health and Mental Retardation, ROCA and other qualified non-profit providers in order to assist MHA resident and participant families and homeless, elderly and disabled individuals and families in being, and remaining, housed.

ATTACHMENT "C"
TABLE 6.0

MHA PLAN UPDATE

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

FOR ELEMENTS INCLUDE REVISIONS ONLY

- (a) ACOP Revisions (Preferences, etc.): SEE ATTACHMENT C-1
- (b) Public Housing Lease Revisions: IPM Policy revision to MHA House Rules Adopted 5/1/2102 ATTACHMENT C-2
- (c) Admin Plan Revisions (Preferences, etc.): SEE ATTACHMENT C-3

2. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010/2011 grants)		
a) Public Housing Operating Fund (2011)	3,801,974*	AMP Ops & Administration
b) Public Housing Capital Fund (2012)	1,436,103	Cap Improvements (exc. 1410)
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (2010)	\$10,970,855**	HAP Payments & Admin Funds
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	80,000*** ***2 nd year of 3 year grant award	Public Housing Resident Services
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
1) Public Housing ROSS FSS Coordinator	69,000	Public Housing Resident Services
2) Section 8 FSS Coordinator	30,000	Section 8 Participant Services
Capital Fund Financing Program	UNKNOWN – TBD****	
Shelter Plus Care (2010)	139,920	Section 8 Housing Assistance
2. Prior Year Fed Grants (list unobligated)		
Capital Fund MA06P022501-10 (2010)	553,396	Capital Improvements
Capital Fund MA06P022501-11 (2011)	1,403,005	Capital Improvements
3. Public Housing Dwelling Rental Income	3,428,492	Public Housing Administration
4. Other income (list below)		
Non-Dwelling Income	162,289	Ant/Laundry Lease Revenue
Excess Utilities	49,880	PH Administration/Resident Serv.
5. Non-federal sources (list below)		
Interest	124,250	Public Housing & Section 8 Administration
Total resources	\$22,249,164*	Public Housing & Section 8
	*\$1,529,002 from HUD 2,191,481 MHA offset 81,491 MHA proration This Funding estimate will be overstated should HUD fail to provide responsible PHA operating funding in FFY2012. (MHA provided 60% of PH operating funding in FFY2011, which is unsustainable).	**includes \$1,116,511 Set-Aside Appeal Award from HUD ----- ****To Be Determined During the PHA Plan Year

3. Rent Determination. CHANGES ONLY

A. Public Housing

(1) Income Based Rent Policies: The Malden Housing Authority (MHA) Board of Commissioners, staff and Resident Advisory Board (RAB) agreed that the MHA apply to the U.S. Department of Housing and Urban Development (HUD) to participate in the "Moving to Work" (MTW) demonstration program under HUD Notice PIH-2012-16, "Subject: Request for Applications under the Moving to Work Demonstration Program for Fiscal Year 2011", with such approval, if granted, anticipated to be received during the Plan year.

MTW allows PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low, very-low and extremely-low income families by permitting PHAs to combine assistance received under Sections 8 and 9 of the United States Housing Act of 1937 (1937 Act) into a single agency-wide funding source, and by allowing certain exemptions from existing HUD approved Public Housing and Housing Choice Voucher (HCV) program rules. If approved, the MHA's MTW Plan includes discretionary rent policies that will be implemented during the PLAN year, the MTW Plan being incorporated by reference herein.

B. Section 8

(1) Payment Standards

MHA's FFY'2012 Payment Standards will be 100% of HUD's FMR by bedroom size of voucher (studio, 1, 2, 3, 4, etc.) for the Boston-Cambridge-Quincy, MA-NH HMFA (as published September, 2012), effective January 1, 2013 (in accordance with MHA's Administrative Plan)

How often are payment standards reevaluated for adequacy? Annually

What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- 1) Funding Availability (how many families can be assisted)
- 2) Rent burdens of assisted families
- 3) Success rates of assisted families
- 4) Quality of Selected Units
- 5) Unit Availability
- 6) Changes in Rent to Owner

4. Operation and Management.

An organizational chart showing the MHA's management structure and organization is attached. (See Attachment "C-4")

5. Grievance Procedures: (FROM ACOP – NO CHANGE)
6. Designated Housing for Elderly and Disabled Families: (NONE – NO CHANGE)
7. Community Service and Self-Sufficiency: (FROM ACOP – NO CHANGE)
8. Safety and Crime Prevention: (ACOP: REVISED MHA/MPD MOU - See Attachment "C-5"; also MOU between MHA, MPD and DCJIS – see Attachment "C-6")
9. Pets: (FROM ACOP – NO CHANGE)
10. Civil Rights Certification. SEE ATTACHMENT "H"
11. Fiscal Year Audit. NO CHANGE
12. Asset Management. SEE ATTACHMENT "I"
13. Violence Against Women Act (VAWA). SEE ATTACHMENT "J"

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan:

- ☒ Main administrative office of the PHA
☒ Each AMP office
☐ PHA website (to be posted on MHA Website during PHA Plan Year)

The PHA Plans (including attachments) are available for public inspection at:

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ Main administrative office of the local government
- ☐ Public library
- ☐ PHA website (**will be made posted on MHA website during the PHA Plan Year**)

PHA Plan Supporting Documents are available for inspection at:

- ☒ MHA's Main Business Office (630 Salem Street, Malden, MA 02148)

ATTACHMENT "C-1"

FULL COPY OF REVISED MHA PUBLIC HOUSING ADMISSION AND CONTINUED OCCUPANCY POLICY TO BE DELIVERED TO BOSTON FIELD OFFICE IMMEDIATELY FOLLOWING ELECTRONIC SUBMISSION OF MHA'S ANNUAL PHA PLAN

Definition of "Local" Preference: any family living, working or training in those communities that comprise, to any extent, the Fifth Middlesex Senate Legislative District of Massachusetts, created pursuant to Chapter 152 of the Acts of 2011 (Malden, Melrose, Stoneham, Wakefield, Reading and Winchester).

Definition of "Veteran" Preference: any individual, or the surviving spouse of such individual, who served in any branch of the U.S. Armed Services (ie, the Army, Navy, Marine Corps, Air Force, and Coast Guard, and including the Reserves of each) or the National Guard, at any time, wartime or peacetime, and was honorably discharged from such service.

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|-------------------|---|
| Chapter 2 | Update PIH notice references for accessibility, particularly Notice PIH 2010-26. This part incorporates the Final Guidance to Federal Assistance Recipients Regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons, published January 22, 2007, in the Federal Register. |
| Chapter 3 | Definition of Family Breakup was tweaked to comply with provisions of VAWA final rule. Definition of Absent family Members lowered from 180 days to 90 days. Updated language throughout chapter to incorporate changes in PIH 2010-3 on Social Security numbers/verifications. Minor revisions with VAWA final rule and updated detailed definitions to persons with disabilities. |
| Chapter 4 | included provisions of PIH 2009-36. Elimination of working preference due to poor economy in accordance with last year's PHA Plan. Incorporated changes with SSN verification pursuant to HUD Notice PIH 2010-3. |
| Chapter 6 | Updated EIV requirements. Updated language on FR Notice 11/24/08 on lump sum payments from Dept. of Veteran Affairs. Minor revisions throughout. |
| Chapter 7 | updated entire chapter to follow verification guidance in HUD Notice PIH 2010-19. |
| Chapter 5 | minor revisions to VAWA final rule. |
| Chapter 8 | added language to Orientation agenda for VAWA final rule. |
| Chapter 9 | minor changes to scheduling annual reexaminations and background checks. |
| Chapter 11 | Incorporated changes included in HUD Notice PIH 2009-48 on Community Service requirements. |
| Chapter 13 | Incorporated SSN verification requirements, definitions under final VAWA rule throughout. |
| Chapter 15 | updated mandatory EIV requirements. |
| Chapter 16 | updated PHAS scoring under Interim Rule; added new domestic Violence, dating violence, stalking language under final VAWA rule. |

Malden Housing Authority Revised Interim Recertification Policy

1. Circumstances Requiring an Interim Recertification

The Malden Housing Authority (MHA) will not perform Interim Re-certifications solely due to a public housing or section 8 participant family's increase in income, which increases will only be included in the affected family's annual reexamination, but will perform Interim Re-certifications in the following situations:

(a) Change in Family Composition

(1) A Family is required to inform and supply any necessary verification to the MHA within thirty (30) days of a birth, adoption, or court awarded custody. The MHA must approve the eligibility for any addition to the Family that does not result from a birth, court-awarded custody, or adoption.

(2) A Family must notify the MHA in writing within 30 days of any departure of a Family member due to death, permanent institutionalization, or other reason, and provide the MHA with reasonable verification of this fact (including, where applicable, the verification of the new address of the departed Family member.

(b) If a Family has a decrease in income.

(c) If a Family's income is too unstable to project for 12 months, if a Family temporarily has no income (a "zero-income Family"), or if a Family has a temporary decrease in income, the MHA may schedule special Recertification with the Family's Leasing Officer every month, or at least quarterly, until the income stabilizes and/or an Annual Income can be determined.

(d) The MHA will recertify as an incoming portable Family. The relocation Recertification will become the Family's annual Recertification date.

2. Family Request for Interim Recertification

A Family may request in writing an interim determination of Family Share at any time because of a change in the Family's income, Adjusted Income, size, or composition. However, the MHA will continue to use the existing Payment Standard and Voucher size for the Family and will not alter these based on changes in Family Composition until the annual Recertification or when the Family relocates to a new Unit, unless otherwise permitted by regulation or HUD, or this policy.

ATTACHMENT "C-2"

MALDEN HOUSING AUTHORITY Integrated Pest Management (IPM) Plan Revision to MHA House Rules Adopted: 05/01/2012

INTRODUCTION

Pests are populations of living organism (animals, plants, or microorganism) that interfere with use of healthcare and other facilities for human purposes.

Integrated Pest Management (IPM) is an approach that establishes a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes economic, health and environmental risks.

MALDEN HOUSING AUTHORITY has adopted this Integrated Pest Management Plan for the buildings and grounds that the MALDEN HOUSING AUTHORITY manages. The plan outlines procedures to be followed to protect the health and safety of staff, tenants and visitors from pest and pesticide hazards. The plan is designed to voluntarily comply with policies and regulations promulgated by the Department of Agriculture for public buildings and health care facilities.

Objectives of this IPM plan include:

- Elimination of significant threats caused by pests to the health and safety of tenants, staff and the public.
- Prevention of loss or damage to structures or property by pests.
- Protection of environmental quality inside and outside buildings.

This IPM plan will be stored in the office of the IPM Coordinator.

IPM COORDINATOR

PAUL WISWALL, our exterminator or designee shall be the MALDEN HOUSING AUTHORITY IPM Coordinator and be responsible to implement the IPM plan and to coordinate pest management-related communications between MHA, its tenants, service providers and staff.

POSTING AND NOTIFICATION OF PESTICIDE APPLICATIONS

The IPM Coordinator shall be responsible to annually notify tenants of the procedures for requesting notification of planned and emergency applications of pesticides in facility buildings and on facility grounds.

When pesticide applications are scheduled in MHA-managed buildings or on grounds, MHA and staff shall provide notification in accordance with law, including:

1. Posting a pest control information sign with the date, time and location of the application and the product applied in an appropriate area and including contact information for additional details.
2. Providing this information to all individuals working in the building.
3. Providing this information to all tenants who have requested notification of individual applications of pesticides.

Where pests pose an immediate threat to the health and safety of tenants or employees, MHA may authorize an emergency pesticide application and shall notify by telephone any tenant who has requested such notification. Disinfectants, anti-microbials and self-contained or gel-type pesticide baits applied in inaccessible areas are exempt from posting, notification and the 7-hour reentry requirement.

RECORD KEEPING & PUBLIC ACCESS TO INFORMATION

MHA will maintain records of all visits and pest control treatments for at least three (3) years. Information regarding pest management activities will be made available to the public at the MHA's administrative office. Requests to be notified of pesticide applications may also be made to this office. All tenants will be informed of their option to receive notification of all pesticide applications at enrollment and once annually.

TRAINING

MHA staff will be provided with training on MHA's IPM policy at hire and during annual update training. Training will include the rationale for the IPM policy and program and specific elements including use of the pest-sighting log and prohibition on pesticide applications by non-certified individuals.

Additionally, designated staff including the IPM Coordinator and those who conduct regular inspections of MHA facilities will receive advanced training on identifying pest infestations and pest-conducive conditions. This training will improve the ability of MHA staff to oversee staff compliance with MHA's IPM policy and plan.

GENERAL IPM STRATEGIES

Pest management strategies may include education, exclusion, sanitation, maintenance, biological and mechanical controls, and pre-approved, site-appropriate pesticides.

An Integrated Pest Management decision at MHA shall consist of the following steps:

1. Identify pest species.
2. Estimate pest populations and compare to established action thresholds.
3. Select the appropriate management tactics based on current on-site information.
4. Assess effectiveness of pest management.
5. Keep appropriate records.

Decisions concerning whether or not pesticides should be applied in a given situation will be based on a review of all available options. Efforts will be made to avoid the use of pesticides by adequate pest proofing of facilities, good sanitation practices, selection of pest-resistant plant materials, and appropriate horticultural practices.

When it is determined that a pesticide must be used in order to meet pest management objectives, the least-hazardous material, adequate for the job, will be chosen.

All pesticide storage, transportation, and application will be conducted in accordance with the requirement of the Federal Insecticide, Fungicide, and Rodenticide Act (7 United States Code 136 et seq.), Environmental Protection Agency regulations in 40 CFR, Occupational Safety and Health Administration regulations, MHA policies and procedures, and local ordinances.

No person shall apply, store, or dispose of any pesticide on MHA-managed property without an appropriate pesticide applicator license. All pesticide applicators will be trained in the principles and practices of IPM and the use of pesticides approved for use by MHA. All applicators must comply with the IPM policy and follow appropriate regulations and label precautions when using pesticides in or around MHA facilities.

Pest-specific strategies will be included in the IPM Program Specifications provided to each service provider.

MHA service providers including cleaning, pest control and landscape maintenance will be guided by written and signed contracts including MHA-developed IPM program specifications for structural pest control providers.

Service providers will be directed to provide special attention to pest-vulnerable areas including food storage, preparation and serving areas; washrooms; custodial closets; mechanical rooms and entryways into the building.

Service providers or other IPM experts will be asked to provide input on any MHA facility renovation or reconstruction projects including reviewing plans for pest-conducive conditions, suggesting pest-proofing measures and inspecting construction where applicable to prevent and avoid pest problems.

MALDEN HOUSING AUTHORITY STAFF ROLES

MALDEN HOUSING AUTHORITY STAFF ROLES

MHA administration will provide support to assist the IPM Coordinator in maintaining an IPM program that relies on minimal pesticide use. Such support will include efforts to promptly address any structural, horticultural, or sanitation changes recommended by the coordinator to reduce or prevent pest problems.

Furthermore, MHA administration will assist the Coordinator in developing and delivering materials and programs for staff, tenants and the public to educate them about the importance of good sanitation and pest control.

The IPM director is responsible for ensuring staff compliance with the IPM policy and plan, including the attached check list.

PEST-SPECIFIC STRATEGIES

The following strategies will be used for frequently encountered pests:

1. ANTS

- a. Ants will be identified to species to aid in locating nesting sites, preferred food, habits and appropriate baits when necessary.
- b. Ants inside buildings will be cleaned up with soapy water, including the areas ants are traversing to eliminate any pheromone recruiting trail, which ants deposit to help other ants find the location of food and water sources.
- c. Maintenance will be informed and the opening providing entry for ants into the building will be located and repaired.
- d. Building and room occupants will be informed of any action they need to take to prevent future problems, e.g., cleaning up spilled food or drink more promptly or thoroughly, storing food in sealed containers, repairing leaking or dripping pipes or faucets, etc.
- e. If the above steps fail to correct the problem, the IPM Coordinator and discuss additional steps, such as more extensive repairs, changes in exterior landscaping to remove ant habitat, or selection of least-toxic pesticide baits or gels, preferably in manufactured tamper-resistant bait stations placed in areas inaccessible to children or other building occupants.

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ATTACHMENT "C-3"

FULL COPY OF REVISED MHA SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN TO BE DELIVERED TO BOSTON FIELD OFFICE IMMEDIATELY FOLLOWING ELECTRONIC SUBMISSION OF MHA'S ANNUAL PHA PLAN

Definition of "Local" Super Preference: any family living, working or training in those communities that comprise, to any extent, the Fifth Middlesex Senate Legislative District of Massachusetts, created pursuant to Chapter 152 of the Acts of 2011 (Malden, Melrose, Stoneham, Wakefield, Reading and Winchester).

Definition of "Veteran" Preference: any individual, or the surviving spouse of such individual, who served in any branch of the U.S. Armed Services (ie, the Army, Navy, Marine Corps, Air Force, and Coast Guard, and including the Reserves of each) or the National Guard, at any time, wartime or peacetime, and was honorably discharged from such service.

Verifying HQS deficiencies remotely for annual or interim inspections pursuant to HUD Notice PIH 2012-15

Consistent with 24 CFR 982.404 (a) (3) and HUD Notice PIH 2012-15, if the Malden Housing Authority (MHA) determines that a unit does not meet the Section 8 Housing Choice Voucher (HCV) Housing Quality Standards (HQS) requirements during an annual, interim, quality control or special inspection, the MHA will not require a re-inspection so long as MHA receives verification that cited deficiencies have been corrected by at least one of the following methods:

The affected Owner's/Landlord's notarized written certification; an original receipt from a contracted vendor; a date and time stamped photo of the repair of the cited condition; or the MHA Participant family's notarized written confirmation that all required repairs have been completed for all cited conditions.

The MHA's HQS Inspector will verify that the cited condition has been corrected at the MHA's next annual, interim, quality control or special on-site inspection.

Local Near-Elderly Disabled Preference

Pursuant to HUD Notice PIH 2012-31, and subject to the applicability and award of the MHA's "Local" Super Preference, the MHA will adopt an additional Super Preference in accordance with regular HCV program requirements in order to serve non-elderly persons with disabilities who are transitioning from institutions by dedicating up to fifty (50) Non-Elderly Disabled (NED) Program vouchers to issue to eligible applicants upon turnover.

Malden Housing Authority Revised Interim Recertification Policy

1. Circumstances Requiring an Interim Recertification

The Malden Housing Authority (MHA) will not perform Interim Re-certifications solely due to a public housing or section 8 participant family's increase in income, which increases will only be included in the affected family's annual reexamination, but will perform Interim Re-certifications in the following situations:

(a) Change in Family Composition

(1) A Family is required to inform and supply any necessary verification to the MHA within thirty (30) days of a birth, adoption, or court awarded custody. The MHA must approve the eligibility for any addition to the Family that does not result from a birth, court-awarded custody, or adoption.

(2) A Family must notify the MHA in writing within 30 days of any departure of a Family member due to death, permanent institutionalization, or other reason, and provide the MHA with reasonable verification of this fact (including, where applicable, the verification of the new address of the departed Family member.

(b) If a Family has a decrease in income.

(c) If a Family's income is too unstable to project for 12 months, if a Family temporarily has no income (a "zero-income Family"), or if a Family has a temporary decrease in income, the MHA may schedule special Recertification with the Family's Leasing Officer every month, or at least quarterly, until the income stabilizes and/or an Annual Income can be determined.

(d) The MHA will recertify as an incoming portable Family. The relocation Recertification will become the Family's annual Recertification date.

2. Family Request for Interim Recertification

A Family may request in writing an interim determination of Family Share at any time because of a change in the Family's income, Adjusted Income, size, or composition. However, the MHA will continue to use the existing Payment Standard and Voucher size for the Family and will not alter these based on changes in Family Composition until the annual Recertification or when the Family relocates to a new Unit, unless otherwise permitted by regulation or HUD, or this policy.

Malden Housing Authority Revised Project-Based Voucher (PBV) Assistance Section 8 Administrative Plan Revision

The Malden Housing Authority (MHA) administers a Tenant-based Voucher program but may determine, on occasion, that circumstances exist such that project based subsidy assistance rather than tenant based same is a more appropriate option.

The regulations at 24 Code of Federal Regulations part 983 apply to Section 8 project-based assistance units.

The proposed location of any project-based units must comply with the goals of de-concentrating poverty, expanding housing opportunities, and affirmatively furthering fair housing. The MHA's project selection criteria are provided herein and will be made available for public viewing in the Section 8 Department's Administrative Office.

Under the Project-Based Voucher (PBV) program, the MHA may enter into contracts with private Owners/Project Sponsors (Owners) to utilize up to 20 percent of the MHA's Housing Choice Voucher subsidy funds in certain units at particular buildings. This is known as "project-basing" what are otherwise tenant-based vouchers. The MHA can project-base Section 8 Housing Choice Voucher program vouchers without requiring Owners to invest other funds in their property. Thus, the MHA can decide whether to project-base vouchers to encourage new construction or rehabilitation, or to attach assistance to existing units to promote voucher utilization, expand housing choices and de-concentrate poverty.

A. Tenant Selection.

The MHA's Section 8 Project Based Voucher (PBV) program is made up of privately owned and operated housing developments which have Section 8 subsidy attached to some or all of the units at the site. The MHA's PBV sites may offer residents, in some cases, supportive services, such as economic improvement, case management, mental health counseling, recovery programs, on site medical services, etc. Applicants are screened by the Owner/Agent of each property for suitability based upon criteria established in each property's Tenant Selection Plan. The MHA screens applicants for Section 8 Eligibility purposes, only.

Each PBV project will have its own waiting list. The MHA's Occupancy and Tenant Selection Department (currently located at 630 Salem Street) will manage all PBV waiting lists and make all Section 8 eligibility decisions.

In general, the MHA's tenant selection procedures for its tenant-based programs apply for units assisted under the PBV Program. Except for units which are occupied by tenants who would be otherwise eligible for HCV assistance upon the commencement of the project based contract term, when a vacancy exists at a PBV site, the MHA will notify the next family on the MHA's PBV Site-Based Waiting List. Applications for the MHA's PBV Site-Based Waiting Lists are available through the MHA's Occupancy and Tenant Selection Department. The MHA's letter to the applicant family will also state that if the family is interested in residing in the vacant PBV unit that the family will not lose his/her/their place on the MHA's Section 8 tenant based waiting list until/unless the family executes a lease to occupy the PBV unit.

All applicants indicating interest in the PBV units who have self-certified Section 8 eligibility will be selected from the PBV Site Based Waiting List and referred to the Owner for suitability screening. Once the Owner has selected the family, the MHA will screen the applicant for Section 8 program eligibility. The Owner may refer a Section 8 eligible individual or family to the MHA PBV Site Based Waiting List so long as the individual or family meets the MHA's wait list criteria.

For Rehabilitation or Existing projects, in-place families otherwise eligible for HCV assistance on the proposal's selection date will be given an absolute preference on the waiting list for PBV units they occupy. The MHA must determine in-place families' program eligibility and, upon making such determination, refer the family to the Owner for suitability screening prior to lease-up in place.

Owners choose a family for occupancy based on each Owner's individual and distinct written tenant selection policy. The MHA must approve the Owner's tenant selection procedures. When a family is approved by the Owner and the MHA, they will execute a lease with the Owner (a HUD PBV addendum will be included).

Affirmative Marketing:

It is the policy of the MHA to conduct advertising and outreach as needed to maintain an adequate application pool for its PBV site-based wait lists. The MHA will undertake marketing efforts whenever there is a need to do so in order to address: changes required as a result of legislative or regulatory requirements; fair housing needs; deconcentration; an insufficient pool of Applicants; or any other factor which may require marketing efforts to further HCVP and MHA goals. The MHA shall assess these factors at least annually as part of its Agency Plan in order to determine the need and scope of the marketing effort. The MHA shall undertake appropriate affirmative fair marketing efforts whenever the Authority identifies a need to increase the number of Applicants on any of its waiting lists.

Print Media:

As necessary, the MHA will utilize regional publications to conduct outreach to accomplish goals and to facilitate outreach.

Project-Based Voucher Site-Based Waitlist Application Forms:

Preliminary application forms are available at the MHA's Occupancy and Tenant Selection Department. Applications shall also be available by mail and may be downloaded from the MHA's web-site. An application will be accepted from anyone who wishes to apply so long as the waiting list for the program they want to apply to is open. The MHA will only accept completed written applications by mail or hand delivery. The MHA will not accept applications by fax or email.

Referrals to the Owner:

The MHA will refer a sufficient number of applicants for vacant units in order to assure that the units are filled as quickly as possible and to provide the Owner with a reasonable pool of potentially acceptable applicants based on the Owner's MHA-approved tenant selection criteria. These referrals will not have been determined Section 8 eligible by the MHA until after the Owner has selected the family and completed their suitability screening.

Prior to contracting with MHA, Owners are responsible for selecting tenants that the MHA refers from its waiting list. When selected from the Section 8 waiting list, applicants must satisfy all MHA and HUD income limits and eligibility requirements. PBV tenants generally pay 30% percent of their adjusted income for rent and utilities.

Owner's written tenant selection plan:

Prior to AHAP or HAP execution, each Owner must submit a tenant selection plan for approval by the MHA. Failure to present an acceptable selection plan will result in MHA's withdrawal of the offer/award to provide PBV assistance to the project.

Each tenant selection plan should address, at a minimum, the following criteria:

1. The Owner's screening criteria and methods.
2. The Owner's certification that both assisted and unassisted tenants will be screened using the same screening criteria and methods.
3. If a credit check will be part of the screening, the minimum acceptable score.
4. A statement that the Owner will return to the MHA a copy of the applicant referral list that shows the date and time that each referred applicant contacted the Owner, and the final status of the contact.
5. A statement that the Owner will provide any applicant family who the Owner has deemed unsuitable with a written determination of such status inclusive of the reason(s) for that determination, with a copy to MHA.

Timing of Owner's tenant selection and MHA verification of tenant's Section 8 eligibility:

When the Owner selects from the list of referrals provided by the MHA in accordance with the Owner's approved written tenant selection plan, the Owner does not have to screen the referrals in the order of placement on the MHA waiting list. Instead, the Owner should screen prospective applicants based on the order in which the applicant contacts the Owner, views the unit and completes the Owner's tenant selection requirements.

MHA notification to applicants about the PBV unit selection process:

The MHA will clearly outline the admissions process in the selection/referral letter that is sent to the applicant. This information should include information about any special features in the project and tenant selection preferences, if any.

Examples of special considerations could include:

- ☐ A project for which both initial and continued PBV eligibility will be contingent upon the family's willingness to participate in a program of supportive services;
- ☐ A project for which a preference will be provided to disabled applicants who can demonstrate a need for specific services; and/or
- ☐ A project where the units are limited by preference to those applicants who are eligible for assisted living.

The Owner will be encouraged to offer additional information about the project, including pictures, which the MHA can include in its' applicant mailings.

Because referrals are generally made to the Owner without the MHA first determining Section 8 eligibility, both the Owner and the applicant must be notified in writing by the MHA that among those applicants that meet the Owner's selection criteria, the first applicant who contacts and is approved by the Owner, and who is subsequently determined program eligible by the MHA (income and CORI), will be offered the unit.

Applicant right to appeal an Owner denial:

If an Owner denies a unit to a referred applicant, the Owner must send a written notice to the applicant clearly stating the reason(s) for denial and advising of any right to appeal that determination. The Owner must provide MHA with a copy of this denial letter. The applicant may request that the MHA review the Owner's denial to verify the Owner's compliance with the approved written tenant selection plan for the project.

MHA briefing of applicants selected to occupy a PBV unit:

All applicants selected to occupy the PBV units must be briefed on HCV program benefits and responsibilities. The oral briefing must include a description of how the PBV program works and family and Owner responsibilities. Each family must receive a briefing packet that contains: 1) information on how the MHA determines the total tenant payment for the family; 2) family obligations under the program; 3) applicable fair housing information; and, 4) information about continued program eligibility if household composition changes and unit size is no longer suitable.

Occupying accessible units:

The Owner must make every effort to fill accessible units with eligible households that would benefit from the unit's accessibility features. Owners must list accessible units with the Massachusetts Accessible Housing Registry. Both the Owner and the MHA should also notify all local and regional disability organizations of accessible PBV unit availability.

Preference for disabled households needing services:

The MHA may support projects that require preference be given to disabled households that need services in accordance with the following HUD conditions and criteria:

1. Preference cannot be granted to persons with a specific disability;
2. The project sponsor must document that the applicant has a disability that significantly interferes with their ability to obtain and maintain themselves in housing; and,
3. Who, without appropriate services, will not be able to obtain or maintain themselves in housing; and,
4. For whom such services cannot be provided in a non-segregated setting (i.e. a tenant-based voucher for an independently selected unit would not meet the needs of the applicant).
5. Disabled residents shall not be required to accept the particular services offered at the project.
6. The Owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from the services provided.

Determination of Eligibility for Projects with Supportive Services for the Disabled:

The Owner must identify which professional organization and/or independent entity/individual(s) will make the assessment that a disabled applicant meets the HUD criteria listed above. Such individuals and/or entities could include licensed medical, psychological or allied mental health and/or human services professionals.

Applicant suitability determination will be made by the Owner. The MHA will periodically monitor the project sponsor's applicant selection determinations for compliance with the Owner's MHA-approved Tenant Selection plan for the project.

A disabled Applicant has the right to appeal denial of a PBV unit based on failure to demonstrate need for services offered. The Owner must offer any applicant denied preference consideration for a project providing services the right to appeal that determination. The MHA may opt to terminate the HAP contracts of any Owner with a history of routinely rejecting otherwise qualified applicants in order to serve a client population with a specific disability and/or a required affiliation with a particular provider agency.

In-place Families:

- **Owner responsibility**

The Owner-sponsor must send all in-place tenants a letter explaining that the Owner's units have been selected for PBV assistance and that if the tenants are determined program eligible (including being appropriately housed according to MHA's occupancy standards), they will be eligible to receive PBV assistance. The Owner's letter must emphasize that any tenant found ineligible will not be displaced. The MHA will provide the Owner with the details about HCV program eligibility and relocation requirements.

- **MHA responsibility**

Upon receipt of the Owner's certification that the requisite letter has been sent to all in-place tenant families, the MHA will send those families a HCVP pre-application that seeks information about each tenant's household composition. This information will assist the MHA in determining whether or not the household is occupying the appropriate bedroom-size unit. Once the family completes and returns the pre-application to MHA, the MHA will advise the Owner about specific unit size determinations.

Because of time delays in getting the various HUD approvals (when required), the MHA will not perform the final tenant eligibility determination for any in-place tenant until the unit(s) has been otherwise approved for PBV assistance (e.g. passed HQS, met all other HUD requirements). Final eligibility includes the determination that the in-place household is appropriately housed in a unit with the correct number of bedrooms.

Over-housed and under-housed in-place households:

Any unit occupied by an in-place non-eligible (program ineligible, over/under-housed, etc.) household cannot be brought onto the PBV program unless the Owner, at his/her/it's expense, finds a suitable replacement unit acceptable to the ineligible family.

Exceptions to Limit on Number of Units Assisted per Building:

Project-based assistance may be attached to up to 25% of the total number of units in a building. Units occupied by elder or disabled families, or by families receiving supportive services, are exempt from this limitation. The types of services that the MHA will deem eligible to qualify a project to meet HUD's definition of families receiving supportive services include, but are not limited to:

- 1) Household Training (ie, homemaking, parenting skills, money management);
- 2) Job Training (preparation and counseling, job development and placement, follow-up assistance after job placement, completion of FSS "Contract of Family Participation);
- 3) Self Sufficiency Services and Resources (appropriate to assist families to achieve economic independence and self-sufficiency);
- 4) Remedial Education (education for the completion of Secondary or post-secondary education);
- 5) Substance Abuse Treatment (counseling and treatment for substance abuse)

Extent to which services must be provided:

To be considered eligible as a family receiving supportive services, a family must have at least one member receiving at least one "qualifying" supportive service. Every participating family occupying an "excepted" unit in a PBV supportive services project must sign a "PBV Contract of Family Participation." This contract will establish a minimum time period of no less than one year during which the family is expected to participate in one or more services and achieve certain goals during the contract term.

Although such services may be offered, a household occupying an "excepted" unit cannot be required to participate in medical or disability-related services as a condition of occupancy, except for drug and alcohol treatment in the case of abusers. The family may continue in occupancy in the "excepted" unit after they have successfully completed their supportive services contractual obligations. In this instance, the units will continue to count as "excepted" units for as long as the family eligibly resides in the unit.

It is not necessary that the services be provided at or by the project, if they are approved services. The MHA will require Owners of such projects to submit a written Annual Progress Report (PBV-APR) to MHA to ensure the Owner's compliance with the supportive service exemption on the number of units per building. Failure to submit Annual Progress Reports may result in abatement of the HAP payment.

Monitoring family receipt of services by the MHA:

The MHA will monitor the family's continued receipt of supportive services on an annual basis. As part of the PBV project selection process, each Owner must include and explain program goals and performance indicators in their PBV application. The Owner will be required to describe how participant households will be monitored for compliance through their PBV Contract of Family Participation. During each 12-month cycle of the family's contract, the Owner will be expected to maintain on-going verification of the family's participation in the service program, and maintain data mutually agreed upon by the Owner and MHA to be included in the Owner's PBV-APR.

Termination of family for failure to fulfill supportive service requirement:

Failure by the family residing in an "excepted" unit to fulfill its service obligation, without good cause, will result in termination of the family from the HCV program and termination of the unit from the PBV program, unless the unit is leased by another "qualifying family." The Owner will be required to provide documentation supporting the Owner's determination that the family failed to comply with their PBV Contract of Family Participation without good cause.

Overcrowded, under-occupied, and accessible units:

Under-housed:

Any family that experiences a change in family size or composition that results in the family becoming under-housed and the occupied unit non-compliant with HQS requirements must relocate with assistance to an appropriately sized PBV unit, if available, or be issued a tenant-based voucher in the appropriate bedroom size, if available, or be terminated from the HCV program. If there is no available, comparable PBV unit to which the family can relocate, and no tenant-based voucher available to issue the family, the family can choose remain in-place without penalty to the Owner until the family can relocate with assistance.

Over-housed:

If a family becomes over-housed due to a change in family size or composition after the first year of tenancy, the family must relocate at their expense to a smaller PBV unit, if available, or accept a tenant-based voucher, if available, to relocate. If there is no appropriately sized comparable PBV unit or tenant-based voucher available for the family, the family can choose to remain in-place with no reduction in the contract rent until such time as there is either an appropriate unit or voucher available. If the project is partially assisted, the Owner may request to substitute another comparable unit for the one that is occupied the ineligible in-place family.

Inappropriately housed in an accessible unit:

In order to minimize loss of income to a project, an accessible unit may be leased to a family that does not require the unit's accessible features under the following circumstances: 1) the unit has been vacant for at least 45 days, and, 2) both the MHA and the Owner have exhausted respective outreach efforts to identify a family that would benefit from the unit's accessible features. Because a non-disabled family would be inappropriately housed in an accessible unit, that family must be required to sign a lease addendum prior to initial occupancy agreeing to move from the unit should a family with a need for the accessible features of the unit be identified for placement. If there is a suitable, non-accessible PBV unit available within the project, the inappropriately housed family must be offered the opportunity to move to that unit. If there is no such PBV unit available, the MHA will issue a tenant-based voucher, if available, to the family. If there is no unit or voucher available, the non-disabled family will remain in the accessible unit without penalty until such time as an appropriate PBV unit or tenant-based voucher becomes available.

Requirement for "remaining member(s)" of an "excepted unit":

The three (3) household types that can qualify a unit as an "excepted" unit include: 1) elderly; 2) disabled; and 3) households where one or more members participate in a program of supportive services under the terms of a PBV Contract of Family Participation. An "excepted" unit becomes a non-excepted PBV unit when the family member(s) who qualified for that status no longer reside in the unit.

In such cases, any remaining family member(s) occupying a previously "excepted" unit must vacate that unit within a reasonable period of time to allow for a "qualifying" household type family to occupy the PBV unit as intended. The MHA will issue a tenant-based voucher, if available, to the remaining family member(s) (exclusive of any live-in aide) who continue to be HCV program eligible. Remaining family members must vacate the "excepted" unit at their own expense, within the established voucher term and any approved extensions. Exceptions may be permitted for reasonable accommodation or mitigating circumstances.

If remaining family member(s) fail to vacate the PBV unit within the established time, the unit must be removed from the HAP contract unless the project is partially assisted, in which case the MHA and Owner can amend the HAP contract to substitute a different unit in the project of the same bedroom size, or the Owner terminates the lease and evicts the family.

Family right to move (opt out) with tenant-based assistance:

At the end of one full year of assisted tenancy in a PBV unit, a PBV unit occupant in good standing may opt to become a HCV Program participant and request MHA issue a tenant-based HCVP voucher, if available, in order to move to a unit of their choice with continued assistance. The participant must give the Owner advance written notice of the family's intent to vacate with a copy to MHA, in accordance with the lease. If the MHA does not have voucher or budget authority available, the tenant may request placement on the MHA's PBV "opt out" waiting list. The tenant cannot be placed on this list until they have occupied the PBV unit for a full year as a tenant in good standing. When a voucher or funding becomes available, families will be selected from this list in chronological order after all inappropriately housed or wrong-size unit families have been provided with the opportunity to move with assistance. Opt-out families must be given the next available HCVP vouchers before any other HCVP waiting list applicants.

B. Site and Neighborhood / De-concentration Goals

The MHA will consider a PBV site if it is consistent with the following de-concentration goals:

- The housing site must be located in Malden and be consistent with the de-concentration goals already established in the MHA's PHA plan, and with civil rights laws and regulations, including HUD's rules on accessibility at 24 CFR 8.4 (b) 950.
- The MHA will evaluate each proposal based on whether the site is in an Enterprise Zone, Economic Community or Renewal Community (EZ/EC/RC);
- Whether the concentration or number of assisted units has or will decrease as a result of public housing demolition;
- Whether the census tract is undergoing significant revitalization;
- Whether government funding has been invested in the area;
- Whether new market rate units are being developed in the area which are likely to positively impact the poverty rate in the area;
- If the poverty rate in the area is greater than 20%, whether in the past five years there has been an overall decline in the poverty rate; and
- Whether there are meaningful opportunities for educational and economic advancement in the area.

The MHA will not limit proposals to a single site or impose restrictions that explicitly or practically exclude Owners from submitting project-based proposals.

The MHA will also further assess each proposal to determine if it achieves the following objectives:

- Increases the supply of clean, safe, and sanitary housing that is affordable and accessible to residents with a range of income levels and household needs;
- Enables elders and families with supportive service needs to have access to appropriate services and accessible community housing options;
- Allows for fair housing access for all.

The MHA may restrict proposals to those that have a certain number of bedrooms based on wait list or community need. The MHA will select PBV proposals based on a public competition. The MHA will issue a broad public notice in media of general circulation (including on the internet) of the opportunity for developer/Owners to apply/respond to the Request for Proposals to attach project based assistance. Once selected for award, the MHA will promptly notify the Owner in writing.

The selection criteria will be available at the MHA for public viewing. The MHA may opt not to conduct a separate competition if proposals presented to the MHA were accepted as part of a different competition for federal funds (HOME, HOPE VI, and Tax Credit) within 3 years of the PBV proposal selection date. The original competition, however, cannot have considered the possibility of future PBV assistance, but the selection must be based on the project's merits at the time of the competition. The MHA may give a preference to Community Housing Development organizations or projects with Low Income Housing Tax Credits. The MHA may submit an application to attach project-based assistance to an existing structure which it owns. HUD will review the selection process in this case and determine that the MHA-owned units were appropriately selected based on the selection procedures specified herein. The MHA must determine that the proposed site meets all HUD "Site and Neighborhood" standards as defined at 983.57

(c) Procedures for Owner Submission of Proposals:

Owner proposals will be requested in an advertisement with a reasonable deadline. Owners will be sent an RFP application and information packet, which will contain the following:

- A description of the PBV program at 24 CFR983
- Project selection criteria
- Sample program documents including payment standard schedule, utility allowance schedule and sample HAP agreement
- An application / proposal form.
- Information about application due date and date and time of bidders conference

A Bidders Conference may be provided for Owners who would like additional information about the program or who need assistance in completing the proposal form.

(d) Procedures for Selection of Proposals

Initial Review and Screening of Proposals - the MHA will review only proposals submitted in response to the Request for Proposals advertisement and submitted by the stated deadline. The MHA shall review proposals for completeness and compliance with RFP requirements. Proposals must include the following information (threshold requirements):

- Property description, including unit sizes, number of vacancies, eligible occupants.
- Evidence that property is eligible housing as defined at 24 CFR 983.53 and 983.54,
- Evidence that property complies with or is exempted from the cap on the number of PBV units per building (24 CFR 983.56)
- Evidence that property meets the site selection standards (24 CFR 983.57).
- Owner certification indicating understanding and agreement to abide by all MHA and HUD rules and regulations governing the PBV program.
- Description of previous management experience and participation in HUD subsidized housing programs.
- Written tenant selection policy and procedures.
- Proposed rent levels accompanied by rent comparables for similar unassisted units in the area.
- Information on how the site is consistent with the de-concentration goals already established in the MHA's PHA plan, and with civil rights laws and regulations, including HUD's rules on accessibility at 24 CFR 8.4 (b) 950.
- Owner's agreement to select tenants from the MHA waiting list

Also for New Construction:

- Description of project including work plans.
- Zoning permits and evidence of site control
- Disclosure of Low Income Tax Credit use or lien.
- Statement-of Sources and Uses for Funds to develop the project.
- Operating proforma.
- Descriptions of historic and environmental review status.
- Owner's plan to manage and maintain property.

After this initial threshold review, the following action will be taken:

- 1) Incomplete proposals will not be processed. If the Owner fails to provide the needed information within a reasonable time, the proposal will be rejected. Proposals which would require permanent displacement of tenants will be rejected. Proposals where there is no site control will be rejected. Proposals where the property has liens attached as a result of the current Owner's negligence will be rejected.
- 2) Owners of rejected proposals will be notified in writing of the reasons for rejection.
- 3) The MHA will schedule initial inspections of all projects which meet the threshold requirements described above.
- 4) Based on the initial inspection, the MHA will review the general work and cost estimate and determine that the project qualifies as a New Construction, Rehabilitation or Existing housing project. In the case of an existing project, the MHA will ensure that the minimum HQS standards are met using Article II of the State Sanitary Code and the Federal Housing Quality Standards. Included in this report will be a statement on the need for temporary relocation of tenants and an estimate of the time needed to complete construction.
- 5) Upon receipt of the general work and cost estimate, the MHA will conduct a feasibility analysis for each project. The MHA will review the requested rents and supporting rent reasonableness information to determine if the rents are permissible under the PBV program. The MHA will determine that the rents approved are reasonable and comparable to private unassisted units in the market.
- 6) Feasible proposals will be ranked according to the following point system.
 - Scope of Work: (New Construction and Rehabilitation projects only) (0 -25) points will be awarded for project feasibility based on scope of work and proposed period of completion.
 - Location: (0-25) points will be awarded for projects located in low poverty areas with few affordable housing opportunities and which have easy access to community services, such as markets, schools, and public transportation. Greater point value will be awarded to projects which meet more of the following de-concentration and accessibility goals: The MHA will evaluate each proposal based on whether the site is in an Enterprise Zone, Economic Community or Renewal Community (EZ/EC/RC); whether the concentration of assisted units will or has decreased as a result of public housing demolition; whether the census tract is undergoing significant revitalization; whether government funding has been invested in the area; whether new market rate units are being developed in the area which are likely to positively impact the poverty rate in the area; if the poverty rate in the area is greater than 20% whether in the past five years there has been an overall decline in the poverty rate and whether there are meaningful opportunities for educational and economic advancement in the area.

The MHA will only award PBV assistance to projects consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities. The MHA will not limit proposals to a single site or impose restrictions that explicitly or practically exclude Owners from submitting project-based proposals.

- Readiness to proceed: (0-20) points will be awarded to projects where there are no legal encumbrances; in-place tenants have indicated their willingness to proceed with renovations; proposed rehab is consistent with existing zoning; Owner/developer has already completed development activities such as work write-ups, specifications, cost estimates, bids, financing commitments, Historic Commission approval, and 21 (e) hazardous waste approval.
- Owner Experience and Written Tenant Selection Policy and Procedures (0-10) points will be awarded for projects where Owner / development team has previous experience doing similar work; Owner has demonstrated capability to self-manage or has professional management.
- Long Term Affordability and Access to Supportive Services: (0-20) points will be awarded to projects which provide long term affordability and which provide access to supportive services.

If the above criteria result in tie scores, the MHA will select projects based on the marketability of the proposed units. Such factors as location, amenities and housing quality will also be considered.

7) Notification of Owners

Owners whose proposals have been approved will be notified promptly in writing of their acceptance and the number and size of the units which will be assisted. In each selection phase, letters to Owners whose proposals have been selected will state that they have 30 days in which to complete or correct any incomplete or deficient aspects of the proposal. For New Construction and Rehabilitation projects, the Owners will within a reasonable time:

- Submit final specifications for construction/rehab
- Determine a contractor
- Secure general financial commitment letters
- Sign an agreement with the MHA stating willingness to participate in program and to agree to long-term leasing covenants.

8) Agreement to Enter into a Housing Assistance Payments (AHAP) Contract Execution

All New Construction/Rehab PBV units require the Owner to enter into an AHAP contract with the MHA prior to any demolition and/or construction. An AHAP contract will not be necessary for an Existing project. An AHAP contract cannot be executed until the following actions are completed and approved by HUD, where applicable:

- ☐ A subsidy layering review (SLR) for any project that has any other government assistance from federal, state or local agencies, including tax concessions and tax credits. The SLR must be performed by HUD, or an agency designated by HUD. Although an MHAP contract is not necessary, a SLR will be required of an Existing project.
- ☐ An environmental review (ER) performed by the “responsible entity” (RE) designated by the city/town or state, or, a certification by the RE that a review is not required.

9) Housing Assistance Payments (HAP) Contract Execution

The MHA may enter into a Housing Assistance Payments (HAP) Contract for a maximum of ten years, contingent upon annual appropriations. Further, the MHA can extend contract periods to achieve long-term housing affordability or increased housing opportunities up to an aggregate total term of 15 years. Extensions will be granted within one year before HAP expiration. The MHA will pay the difference between the tenant rent (roughly 30% of gross income) and the approved rent for the PBV assisted unit directly to the Owner on a monthly basis. The Section 8 project-based contract rent may not exceed rents charged for comparable units in the private unassisted market and shall be approved by the MHA.

(e) Summary of Other Important Project-based Assistance Program Regulations.

The following is a summary of other important HUD PBV regulations published on October 13, 2005:

PBV vouchers remain “mobile”: After one-year, families in good standing have the option to leave the PBV unit and receive a tenant-based voucher. The MHA will supply the Owner with a referral for a new PBV tenant family. Families who wish to relocate with continued assistance must inform the Owner and the MHA in writing not less than 30 days prior to the date they plan to vacate the unit. The MHA will then place the family on a Mobile PBV Voucher Waiting list according to the date and time of receipt by the MHA of written notification of the family’s 30 day notice of intent to vacate. The MHA will issue the next available tenant based voucher to families on the Mobile PBV voucher waiting list before proceeding to its regular section 8 waiting list. Families from the regular Section 8 waiting list who have been notified of an eligibility appointment for a tenant based voucher will not be delayed from receiving their voucher.

Inspections: Inspections for the entire building will occur at the same time, annually.

Rent: The voucher rent may never be set higher than what is reasonable in comparison to the unassisted market. The maximum rent is the same as the maximum payment standard approved for the Section 8 tenant-based voucher program or any other HUD approved exception rent. Additional rent restrictions for tax credit properties may be found at 24 CFR 983.301. Effect on rent to Owners where there is other subsidy is described at 24 CFR 983.304.

Rent Increases: Rent Increases during the term of the contract may be approved by the MHA so long as the increased rents do not exceed the maximum and are reasonable.

Vacancy Payments: The MHA may pay the Owner vacancy payments for up to 60 days.

High Rise Elevator. If the project is a high-rise elevated building that will house families with children, HUD must approve the site, based on criteria that indicate that “there is no practical alternative” for family housing in the community.

Davis Bacon Wage Rates. If PBV assistance will be attached to nine or more units in a project, the Davis-Bacon (D-B) Wage Rate Schedule, available online at <http://www.access.gpo.gov/davisbacon> will apply.

ATTACHMENT “C-4”
MHA ORGANIZATIONAL CHART

MHA Management Organizational Chart

MHA EMPLOYEE COST ALLOCATION TABLE

	COC	CM	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	AMP 7	Sac 8	400-1	689-1	689-2	MIRVP
<u>ADMINISTRATION</u>			Newland	Suffolk	Salem	Mountain	Pleasant	Pearl	Linden					
Executive Director	X										X	X	X	
Assistant Exec. Director/QC Inspector	X													
Assistant Exec. Director/Sec. 8 & Occ.	X													
Executive Assistant	X										X	X	X	
Legal Counsel	X													
Director of Finance	X										X			X
Finance Manager	X													
Finance Assistant	X													
Modernization & Procurement Director	X													
Modernization & Procurement Associate	X													
Human Resource/Payroll Director	X										X			
Payroll Clerk	X													
Occupancy Director	X													
Assistant Occupancy Director			X	X	X	X	X	X	X		X			
Occupancy Clerk (9)			X	X	X	X	X	X	X		X			
PH Property Manager			X	X					X					
PH Property Manager					X	X	X	X			X	X	X	
Assistant Property Manager			X	X										
Assistant Property Manager			X	X					X					
Assistant Property Manager					X	X	X	X			X	X		
Assistant Property Manager						X					X	X	X	
PH Specialist				X										
PH Specialist							X							
PH Specialist			X						X					
PT PH Specialist						X								
PH/Occ. Receptionist			X					X			X	X	X	
PH Receptionist								X						
Sec. 8 Program Manager										X				
Asst. Section 8 Manager										X				
Section 8 Generalist										X				
Section 8 Generalist										X				
Section 8 Generalist										X				
Section 8 Generalist										X				
PH UPCS/Sec. 8 HQS Inspector			X	X	X	X	X	X	X	X	X			
Assistant Section 8 HQS Inspector										X				

	COCC	CM	AMP 1 Newland	AMP 2 Suffolk	AMP 3 Salem	AMP 4 Mountain	AMP 5 Pleasant	AMP 6 Pearl	AMP 7 Linden	Sec 8	400-1	689-1	689-2	MRVP
Junior Laborer					X				X		X			
Junior Laborer									X		X			
Junior Laborer									X					
Junior Laborer									X					
Junior Laborer											X	X	X	
PT Laborer														
PT Junior Laborer							X							
PT Custodian					X									
PT Custodian						X								

ATTACHMENT “C-5”

**REVISED and RESTATED
COOPERATION AGREEMENT**

by and between

THE MALDEN HOUSING AUTHORITY (MHA)

and

THE MALDEN POLICE DEPARTMENT (MPD)

Memorandum of Understanding by and between the Malden Housing Authority (MHA) and the Malden Police Department (MPD) originally entered into as of October 1, 2005, as revised and restated July 6, 2009, and as further revised and restated as of June 1, 2012.

WHEREAS: The Malden Housing Authority (“MHA”) has a responsibility to provide safe housing for all its residents;

WHEREAS: The Malden Police Department (“MPD”) is the sole law enforcement agency in the City of Malden, having jurisdiction over all MHA developments;

WHEREAS: The MHA and the MPD have a long history of cooperation, including, but not limited to, sharing information regarding criminal activity in and around all MHA developments, in furtherance of promoting the safety and well-being of MHA residents and all citizens of the City of Malden;

**NOW,
THEREFORE:** The Malden Housing Authority and the Malden Police Department do hereby agree that the MHA will track reported criminal activity and crime-related problems at all MHA developments and will continue to regularly report such problems to the MPD so as to improve and enhance local law enforcement and crime prevention. Subject to appropriations, the MHA will provide MPD with annual funding in the amount of \$50,000 for MPD to continue to provide MHA with detail coverage of MHA developments, including, but not limited to, 630 Salem Street, Newland Street and Linden Homes, on an “as-needed” basis as mutually determined by the MHA’s Executive Director and the MPD Chief.

The MPD will also continue to provide MHA with up-to-date information, including, but not limited to: Police Incident Reports for all criminal activity that involves MHA residents and/or that occurs at all MHA addresses, a list of which shall be kept current at MPD Headquarters.

The MPD further agrees to provide MHA with similar information regarding criminal activities occurring in and/or around said developments and in the City of Malden that could have an impact on the safety and well-being of MHA residents and staff.

Additionally, the MPD will agree to execute an Agreement (attached hereto) with MHA and the Criminal History Systems Board (CHSB) providing MHA with CORI Access Level 3 information as necessary.

The MHA and the MPD do hereby further agree to continue to meet to review, discuss and strategize appropriate responses to all such information provided by either party, and in order to best utilize all technologies available to document, track and map all relevant crime statistics produced by either party hereto.

Executed as of July 1, 2012.

The Malden Police Department:

By: _____
James J. Holland, Chief

The Malden Housing Authority:

By: _____
Stephen G. Finn, Executive Director

ATTACHMENT "C-6"

MEMORANDUM OF UNDERSTANDING BETWEEN THE CRIMINAL HISTORY SYSTEMS BOARD (CHSB), THE MALDEN HOUSING AUTHORITY (MHA), AND THE MALDEN POLICE DEPARTMENT (MPD) TO ACCESS LEVEL III INFORMATION

Whereas subsection q of 42 U.S.C.A. § 1437d was enacted to provide that the National Crime Information Center, police departments, and other law enforcement agencies shall, upon request, provide information to public housing agencies regarding the criminal conviction records of adult applicants for, or tenants of, covered housing assistance, as hereinafter defined, for purposes of applicant screening, lease enforcement, and eviction.

Whereas, covered housing assistance is currently defined in section 8B of said subsection q as follows :

- i. a dwelling unit in public housing;
- ii. a dwelling unit in housing that is provided project-based assistance under 42 U.S.C.A. section 1437f, including new construction and substantial rehabilitation projects; and
- iii. tenant-based assistance under 42 U.S.C.A. section 1437f.

Whereas, pursuant to said law, a public housing agency may make a request for information regarding applicants for, or tenants of, housing that is provided tenant or project-based section 8 housing only if the housing is located within the jurisdiction of the public housing agency and the owner of such housing has requested that the public housing agency obtain such information on behalf of the owner. The public housing agency may not make such information available to the owner but shall perform determinations for the owner regarding screening, lease enforcement, and eviction based on criteria supplied by the owner.

Whereas the United States Department of Justice (DOJ) and the United States Department of Housing and Urban Development (HUD) agreed to implement subsection q of 42 U.S.C.A. § 1437d whereby a Public Housing Authority (PHA) would submit the names of tenants of or applicants for covered housing assistance to the appropriate state and local law enforcement agencies. The law enforcement agency would then notify the PHA if the name submitted was indexed in the Interstate Identification Index (III). The PHA would then refer the applicant or tenant to the law enforcement agency for fingerprinting. The fingerprints would then be forwarded to the FBI, who would return the full content of the criminal history to the local police department.

Whereas the parties intend to utilize subsection q of 42 U.S.C.A. § 1437d, consistent with the laws of the Commonwealth, in order to ensure the overall safety and security of tenants in public housing and program participants in Section 8;

NOW, THEREFORE, the parties agree to the following procedure:

The Malden Housing Authority will submit to the Malden Police Department, information regarding tenants of and applicants for covered housing assistance, consistent with the above federal law, such information including name, date of birth, social security number, or other personal descriptors requested by the local police department;

Using only the "QH" function, the local police department will conduct name/DOB inquiries to Access Level III and will notify the MHA of possible matches. When checking the Access Level III index, the MPD will enter the CORI and name abbreviation of the MHA in the *requested by* field; the CHSB will update the appropriate programs to permit the department to enter "H" for housing in the *purpose code* field. At this point, the MHA will be notified only of the possibility of a match, per the agreement between HUD and DOJ.

Upon receipt of possible matches, the MHA will advise such applicants of the possible match and instruct them to arrange to have fingerprints taken by the MPD. The MPD may charge a reasonable fee for fingerprinting, such fee to be borne by the MHA.

The local police department will forward the fingerprint cards to the FBI through a "channeling agent" as mandated by the HUD-DOJ agreement. The FBI currently charges \$24.00 for the processing of each fingerprint card and the channeling agent also charges a fee (usually \$20.00). The FBI will bill the MHA for fingerprint cards received pursuant to a billing agreement that must be made between the MHA and the FBI. Fingerprint cards matching criminal records will be returned to the MPD, along with a copy of the corresponding criminal record. The MPD agrees to obtain any missing disposition information, and specifically agrees to forward pending and criminal convictions to the MHA.

Compliance with this agreement shall be reviewed by CHSB six months after installation of the system is complete.

The parties acknowledge that an Access Level III search is not a substitute for a Massachusetts CORI check.

The MHA agrees to abide by all present rules, policies, and procedures which regulate the collection, storage, and dissemination of CORI data including maintaining the confidentiality of CORI data and abiding by any other requirements of subsection q of 42 U.S.C.A. § 1437d.

The CHSB and MPD reserve the right to immediately suspend furnishing any information provided for in this agreement to the MHA when any state or federal law, rule, policy, or procedure regulating the collection, storage, and dissemination of criminal record information is violated or appears to have been violated. The CHSB and the MPD may jointly, at their discretion, reinstate the MHA's privileges hereunder when violations are resolved satisfactorily.

Executed under seal this _____ day of July, 2012:

CRIMINAL HISTORY SYSTEMS BOARD

MALDEN POLICE DEPARTMENT

By: Curtis M. Wood,
Executive Director

By: James Holland, Chief

MALDEN HOUSING AUTHORITY

By: Stephen G. Finn,
Executive Director

**ATTACHMENT “D”
TABLE 7.0**

**HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION,
CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS, AND PROJECT-BASED VOUCHERS**

- (a) **Hope VI or Mixed Finance Modernization or Development: NONE**
- (b) **Demolition and/or Disposition: AMP1 - 24 Wolcott Terrace. Four bedroom, inaccessible, single-family home located on approximately 12,000 sf of land. Application for Demolition to be filed during term of Five Year Plan. Purpose to combine with acquired neighboring land and combined with AMP 3’s existing parking area to create necessary and additional parking spaces, relocate and increase the number of and reconfigure accessible spaces, improve accessibility routes, signage and lot drainage, re-pave and re-stripe.**
- (c) **Conversion of Public Housing: Potential Voluntary/Mandatory Conversion of some/all MHA public housing units to Section 8 Project-Based Contracts under HUD Reform Initiative, if approved and funded by Congress, or in best interest of MHA.**
- (d) **Homeownership:**
 - 1) **Public Housing: Section 32 for MHA’s 14 Scattered-Site Units (See Attachment “D-1”)**
 - 2) **Section 8 Homeownership Program (See Attachment “D-2”)**
- (e) **Project-Based Vouchers: PBV Statement 20% of Baseline or as HUD may increase baseline % during Plan year (and as same may be increased by additional voucher award; 20% of baseline currently equals 195 PBVs): Cross Street Family Housing (19); the YWCA (6); Salem Towers (80); and the Heritage (60) - (See Attachment “D-3”)**

ATTACHMENT “D-1”

PROPOSED MHA SECTION 32 HOMEOWNERSHIP PROGRAM

The Quality Housing and Work Responsibility Act (QHWRA) permits the MHA, through Section 32 of the U.S. Housing Act of 1937, to make public housing dwelling units available for purchase by low-income families as their principal residence. Under Section 32, the MHA may sell all or a portion of a public housing development to eligible public or non-public housing residents. It is the MHA’s intent to partner with the City of Malden and the Malden Redevelopment Authority to provide homeownership opportunities under this program. Over the next six months, the MHA will submit a request to the Department of Housing and Urban Development (HUD) to allow the following public housing scattered site housing to be offer for homeownership:

161 Adams	117 Beachview	124 Beachview
163 Adams	118 Beachview	126 Beachview
20 Spring	120 Beachview	14 Mauriello
22 Spring	121 Beachview	16 Mauriello
131 Converse	123 Beachview	

In selling a public housing unit under a homeownership program, the MHA will initially offer the unit to the resident occupying the unit if they meet the eligibility requirements. The current residents of the public housing units have the option of applying to the program in order to purchase their unit, relocating to another comparable unit, or receiving tenant-based voucher assistance. The MHA will provide the occupants of the above scattered sites with notice 90 days prior to the date of the sale of their unit. The occupants will also be offered counseling, relocation expenses, and comparable replacement housing options. The right of first refusal does not extend to residents in nonpublic housing units.

The eligibility requirements for this program are:

- *Eligible purchasers may earn up to, but not exceed 80% of Area Median Family Income (AMI).* Except in the case where the MHA offer of first refusal to a resident occupying the unit, the MHA will certify that the applicants’ income is not over 80% of AMI at the time the contract to purchase the property is executed.
- *Affordability standards must be met for the purchaser.* On an average monthly basis, the estimate of the sum of the applicant’s payments for mortgage principal and interest, insurance, real estate taxes, utilities, maintenance and other recurring homeownership costs will not exceed the sum of 35% of the applicant’s adjusted income and any subsidy that will be available for such payments.
- *Principal residence requirement.* The dwelling unit sold to an eligible family must be used as the principal residence of the family.
- *The MHA must require purchasers to pay a minimum down payment.* Each household purchasing a home must use its own resources to contribute an amount of the down payment that is not less than one percent (1%) of the purchase price of the housing.
- *Other eligibility restrictions.* The MHA may establish additional limitations for households to purchase housing. Such requirements may include employment, no past criminal activity, participation in homeownership counseling programs, or other requirements.

Recapture and Anti-Speculation Restrictions

The MHA will develop a policy that provides for retaining all or a portion of the gain from appreciation generated by the resale of the property to the extent that there are net proceeds if the house is sold within five years after purchase. The MHA will not recapture gains from appreciation if the home is resold over five years from the initial purchase. Gains from appreciation is defined as financial gain solely attributable to the home’s appreciation over time and not attributable to below-market financing or government-provided assistance (recapture of that subsidy is discussed in recapture below). The anti-speculation provision must be recorded as a deed restriction or a restrictive covenant. The recapture amount can be one that the MHA considers appropriate.

The MHA’s completed Section 32 Homeownership submission to HUD will be available for review and comment during the week of January 1, 2009. All MHA residents will be notified when the submission is completed.

ATTACHMENT “D-2”

Proposed MHA Section 8 Voucher Homeownership Program

CAVEAT: The MHA is also currently assessing the economic and administrative viability of creating and administering a Voucher Homeownership program to be operated in conjunction with the City of Malden and the Malden Redevelopment Authority (“MRA”). Impediments to the establishment of such a program appear to be local area housing market value and reductions in Community Development Block Grant funding awarded to and administered by the MRA, significantly reducing that agency’s ability to contribute requisite down-payment assistance funding. The MHA anticipates making a determination as to the viability of undertaking a Voucher Homeownership program during the Five Year Plan Term.

The intent of the Plan is to develop specific local homeownership policies within program regulations designed to allow HCV program participants to become homeowners, while including adequate safeguards to protect program integrity, the Malden Housing Authority and program participants.

Prior to providing details of the Administrative Plan, the MHA feels it is important to note that it is committed to operating an on going Homeownership Program. The Program will be operated pursuant to federal, Commonwealth of Massachusetts, and City of Malden regulations and shall be open to qualified households. The Administrative Plan has been developed in compliance with all known HUD regulations and with knowledge gained from past experience derived from other PHA’s existing Homeownership Programs.

1. HUD REQUIREMENTS

Program participants will be selected from the current base of HCV participants. Additionally, in addition to recognizing all other preferences adopted by the MHA Board of Commissioners, if the agency operates a Family Self-Sufficiency Program (FSS), a preference for current participants of any FSS Program will be granted. All participants must meet the following minimum requirements as mandated by HUD.

- Must be a first time homeowner as defined by HUD. Specifically, applicants cannot have owned a home within the past three years.
- Both the family and the adult members who will own the home must be able to document a minimum annual income (excluding welfare) of \$10,300.
- One or more adult family members must be able to document that he or she has been continually employed (at least 30 hours per week) during the prior year. An interruption of 4 weeks or less is not considered a break in continuity. Considerations will be given for longer breaks in employment if the adult family members were working an average of 20 hours per week and attending school or job training for 10 hours a week or more. Exemptions shall be granted to elderly and disabled participants.
- Must complete a HUD certified homeownership counseling program authorized or provided by the Malden Housing Authority.
- Must not have defaulted previously on HCV Homeownership Assistance.
- Program participant(s) must determine and document whether or not the unit is located in an airport runway clear zone or an airfield clear zone.
- Program participants must determine and document whether or not the unit is located in a flood hazard area. Units in flood hazard areas must retain flood insurance.

2. MHA BRIEFING AND HOMEOWNERSHIP COUNSELING

While the Malden Housing Authority realizes that not all HCV tenants are ready, willing and able to purchase a home, once the program is officially adopted by the MHA Board of Commissioners, the MHA plans to notify all current HCV program participants in writing of the newly enacted Homeownership Option and provide a brief description of the program and the possible benefits thereof.

If a tenant responds to the initial letter, the tenant will be mailed an application for entry into the Homeownership Option Program. Once the application has been completed and returned, the Malden Housing Authority will order and pay for a credit report in the name(s) of the applicant(s), perform an employment verification for all applicant(s) and determine the applicant’s ability to qualify for financing and the amount of said financing. At this point, an individual briefing session will be scheduled.

At the briefing session, the applicant(s) and at least one Malden Housing Authority staff person currently involved with the Authority’s Homeownership Program will be in attendance. The Malden Housing Authority will provide the program participant(s) with information regarding geographic choice, portability and benefits of purchasing in low poverty areas. Additionally the participant’s application, including their verified employment history and their current credit report, will be discussed and a determination of participant readiness to purchase will be made.

In creating an active Homeownership Program, Malden Housing Authority staff will work closely with officials of the City of Malden, the Malden Redevelopment Authority and local banks who are familiar with qualifying ratios and bank formulas used for evaluating home loan applications. Using income information supplied and verified by the applicant(s) employer and credit information taken from the applicant(s) credit report, Malden Housing Authority staff will determine if the applicant(s) income, credit history and current monthly installment debt are such that said applicant(s) is likely to qualify for a home loan and, if so, the approximate amount of the loan.

Assuming the applicant(s) is likely to qualify for a home loan in an amount sufficient to purchase a suitable home, the Malden Housing Authority will proceed to enroll the applicant in any HUD certified and approved homebuyer counseling program.

Homebuyer counseling will include the following elements:

1. Home maintenance
2. Budgeting and money management
3. Credit Counseling
4. Negotiate purchase price
5. Financing
6. Home search
7. Advantages of purchasing in areas that do not have high concentrations of low income families
8. Information regarding fair housing
9. Information relative to settlement procedures, truth in lending laws and loan terms

The Malden Housing Authority will strongly consider local circumstances and the needs of individual families when providing briefing and counseling. The Malden Housing Authority plans to require that program participants enroll in and complete post purchase counseling for a period of one year. The one-year local requirement may be extended at the discretion of the Malden Housing Authority.

3. SEARCH TIME / OPTIONS FOR HOUSEHOLDS UNABLE TO BUY

The Malden Housing Authority has chosen not to establish a minimum/maximum search time for program participants to select and purchase a home. Also, the Malden Housing Authority will not require program participants to provide periodic reports regarding the home search process.

4. UNIT ELIGIBILITY / INSPECTION REQUIREMENTS

In terms of unit eligibility, the Malden Housing Authority is required to enforce specific unit eligibility standards. One such standard is the type of unit a program participant may purchase. Under program guidelines, participants are restricted to purchasing existing or new single-family homes, condominiums and cooperatives units. The purchase of multi unit structures, including two family dwellings, is prohibited.

In terms of unit inspections, the Homeownership Option requires two pre-purchase inspections. One will be performed by a qualified Malden Housing Authority employee, while the second inspection is to be performed by a privately employed qualified professional Home Inspector. There will be no fee associated with the Malden Housing Authority inspection. However, the program participant must pay for the cost of the inspection done by a professional Home Inspector. The Malden Housing Authority will review the inspection performed by the professional Home Inspector and determine if the dwelling is suitable for purchase and eligible for sale to a program participant. The Malden Housing Authority may disapprove a unit based on information provided in the Inspection Reports.

The Malden Housing Authority plans to utilize the same procedure for unit inspection as it now uses for HCV rental units. Currently, the Malden Housing Authority has qualified staff persons designated to perform unit inspections prior to occupancy. The inspection conducted by the Authority will be used to determine compliance with Housing Quality Standards.

When a HCV unit is ready for inspection, the Malden Housing Authority inspector will gain access to the unit by coordinating with the property owner. The Malden Housing Authority inspector then conducts a thorough room-by-room inspection of the premises, including the basement and any and all mechanical systems, all common areas and the exterior. The inspection results are written on the Malden Housing Authority standard unit inspection form and maintained on file. The unit must meet the inspection criteria of Housing Quality Standards in order to qualify for the Homeownership Program.

If the unit fails the inspection, the owner of the property will be required to make needed repairs in order to bring the unit into compliance with Housing Quality Standards. As part of its homebuyer program, the Malden Housing Authority will require a home inspection by a qualified home inspector. In an effort to provide potential HCV buyers with a choice of qualified home inspectors, the Malden Housing Authority will develop a list of local qualified home inspectors. Each applicant will be given a copy of the list and the potential homebuyer(s) may select whomever they want. It should also be mentioned that prior to placing a home inspector's name on the list, the Malden Housing Authority will require said home inspector to provide their qualifications to the Malden Housing Authority.

If the applicant wishes to utilize a home inspector who is not on the list the Malden Housing Authority will permit the applicant to do so. However, the Malden Housing Authority will require that the selected home inspector provide the Malden Housing Authority and the applicant with qualifications that are acceptable to the Malden Housing Authority.

5. CONTRACT OF SALE / BUYER PROTECTION

In terms of the contract for sale, the Malden Housing Authority will utilize a revised Greater Boston Realtor's Purchase and Sales Agreement for its ongoing homebuyer program.

The contract for sale will contain an additional list of provisions including the following:

- The price and other terms of sale.
- The purchaser will arrange for a pre-purchase inspection to be performed by an independent inspector selected and paid for by the purchaser.
- The purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser and the Malden Housing Authority.
- The purchaser is not obligated to pay for any repairs.
- The seller certifies that he or she has not been debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

6. FINANCING

The Malden Housing Authority plans to develop financing programs appropriate to the program.

The financing package is as follows:

First mortgage --- Balance of purchase price after items 2, 3, 4 and 5
Second mortgage --- As determined by the HAP payment purchase price
Third mortgage --- (only if public subsidy is involved)
Subordinate mortgage --- As may be appropriate
Buyer cash --- Minimum 3% of purchase price

The Malden Housing Authority plans to utilize a "Soft Second" Mortgage financing program funded through funds administered by the Malden Redevelopment Authority. Basically, the "Soft Second" Program will offer borrowers a reduced percent rate of interest over a 15-year period, without charging points and will use the HAP payment to service the debt. HCV Homeownership Program participants will apply for both first and second mortgages as desired. If there is another public subsidy involved, a third mortgage will be required. The MHA may arrange for or provide subordinate mortgage financing to secure its down payment assistance and closing costs loans.

The aforementioned financing package has several positive aspects, which work to the advantage of the purchaser including the following:

1. Minimum buyer cash down (3%)
2. Second mortgage requires no payments from the HCV participant
3. Purchaser not required to pay private mortgage insurance

The program participant will be required to have adequate funds (buyer cash) to meet the 3% down payment amount. Through its Downpayment Assistance Program, the MHA will provide financing for all or a portion of the closing costs. Assessments of costs involved will be completed on a case-by-case basis.

In addition to the financing package previously described, the Malden Housing Authority plans to implement the following requirements as per HUD regulations:

1. Prohibit balloon payments
2. The Malden Housing Authority reserves the right to approve or reject financing terms and conditions
3. Allow seller financing on a case by case basis
4. Purchasers may not exceed qualifying ratios and must meet all other financing requirements established by the first mortgage lender.

7. AMOUNT OF ASSISTANCE

The amount of the Homeownership Assistance Payment shall be a sum equal to the lower of:

1. The payment standard minus the total tenant payment
2. The family's monthly homeownership expenses minus the total tenant payment

The payment standard for a family is the lower of:

1. The payment standard for the family unit size
2. The payment standard for the size of the home

The Malden Housing Authority will use the same payment schedule, payment standard amounts and subsidy standards for the Homeownership Option as for the Rental Voucher Program. The Malden Housing Authority will conduct an annual reexamination of program participants in order to update income, family size and other relevant data and adjust the payment standard accordingly.

The Malden Housing Authority will adopt for each participant an estimate of homeownership expenses in accordance with HUD requirements:

1. Principal and interest on initial mortgage(s) debt including refinancing if any
2. Real estate taxes
3. Sewer and water fees
4. Trash pick up and disposal fees
5. Homeowners insurance costs
6. Allowance for maintenance expenses
7. Allowance for costs of major repairs and replacements
8. Utility allowance
9. Principal and interest on debt incurred to finance major repairs or handicap accessible modifications.

If the home is a cooperative or condominium unit, homeownership expenses will include maintenance fees assessed by the condominium or cooperative homeowner association. Additionally, if a Housing Trust is established to provide second mortgages for homebuyers, the Malden Housing Authority will make its HAP payment directly to the second mortgage lender. If the HAP exceeds the amount due the second mortgage lender, the Malden Housing Authority will pay the difference directly to the homeowner. If the HAP is less than the second mortgage payment, the homeowner will pay the difference to the second mortgage lender from their own funds. If the Housing Trust is not established or designated by the MHA, the preferred payment approach will be to make the HAP directly to the first mortgage lender on behalf of the homeowner. The term of homeowner assistance (HAP) shall be fifteen (15) years if the term of the first mortgage is twenty (20) years or longer, except in the case of elderly and disabled program participants where the maximum term of fifteen (15) years does not apply. In all other cases, the term shall be ten (10) years.

8. POST PURCHASE REQUIREMENTS FOR FAMILIES

The family must sign a statement of homeowner obligations before the start of homeownership assistance agreeing to comply with all obligations under the program. In keeping with HUD regulations, the Malden Housing Authority has imposed the following post purchase requirements:

- The family must reside in the home. If the family moves out of the home, the Malden Housing Authority will not continue homeownership assistance payments following the month during which the family moves out.
- The Malden Housing Authority will require each family receiving homeownership assistance to attend and participate in post purchase counseling. The counseling sessions will be administered by either Malden Housing Authority staff or a certified post purchase counseling agent and will focus on home maintenance issues, family finances and budgeting and maintaining good credit by ensuring that the family is paying off its credit card and other monthly debt in a timely fashion.
- The family must comply with the terms of all mortgage(s) securing debt incurred to purchase the home and any refinancing debt, if applicable.
- The family must not convey or transfer ownership of the home while receiving homeownership assistance.
- The family may grant a mortgage on the home for debt incurred to finance the purchase of the home or any refinancing of such debt.
- After the death of a family member who holds title to the home, homeownership assistance will continue pending settlement of the estate provided that the family continues to occupy the home.
- The family must comply with all requirements of the Homeownership Program or be subject to termination of assistance.
- The family must allow the Malden Housing Authority access to the home for the purpose of performing inspections, if so required.

The family must supply the Malden Housing Authority with the following information upon request:

- Information relative to any mortgage(s) secured by the property.
- Any sale or transfer of any interest in the home.
- The family must provide the Malden Housing Authority with its homeownership expenses.
- The family must notify the Malden Housing Authority before moving out of the home.
- The family must notify the Malden Housing Authority if it defaults on any mortgage securing debt incurred to purchase the home. If the family defaults on the mortgage, the Malden Housing Authority may choose to issue a Voucher to the family to facilitate a move to a rental unit and continue rental assistance. However, the determination will be at the Malden Housing Authority's discretion, based on the good faith efforts of the family to meet its obligations and prevent default.
- Proof that no family member has an ownership interest in other real estate while receiving homeownership assistance.

9. PORTABILITY

The Malden Housing Authority will recognize the doctrine of Portability as the same has been established by current federal regulation, and will accept portable voucher holders into the program, to the extent required by HUD. If a family currently participating in the Malden Housing Authority's HCV Rental Voucher Program wants to purchase a home outside of the Malden Housing Authority's jurisdiction under the Homeownership Option, the family may do so provided that the receiving PHA is accepting new homeownership families and provided that the family meets all the requirements of the receiving PHA. The MHA will not recognize Portability as being applicable to its Program in the future should current federal regulation be amended or revised to so allow.

10. RECAPTURE OF HOMEOWNERSHIP ASSISTANCE

The MHA has adopted the certain recapture restrictions which may affect HCV Program recipients who participate in the Homeownership Option. Such families may be subject to recapture provisions if they sell their unit within five (5) years of initially purchasing the unit. In accordance with HUD regulations, the following restrictions cannot be applied to the HAP assistance:

At the time of sale of a unit by a family participating in the Homeownership Option occurring on or within five (5) years of the family's initial purchase of the unit, the Malden Housing Authority will place a lien on the property in accordance with HUD regulations. The lien will be drawn up in such a way that it is consistent with State and local law. The amount of homeownership assistance subject to recapture will be the lesser of the following two recapture options:

1. The amount of homeownership assistance (other than HAP payments), subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the sales price and the purchase price of the home minus the costs of any capital expenditures, the costs incurred by the family in the sale of the home, the amount of the difference between the sales price and purchase price that is being used, upon sale, towards the purchase of a new home under the HCV Homeownership Option and any amounts that have been previously recaptured.

In the case of a refinancing of the home, the recapture will be an amount equaling the lesser of:

1. The amount of homeownership assistance (other than HAP payments) subject to recapture will automatically be reduced over a five-year period, beginning from the purchase date, in annual increments of twenty percent. At the end of the five-year period, the amount of homeownership assistance subject to recapture will be zero.
2. The difference between the current mortgage debt and the new mortgage debt minus the costs of any capital expenditures, the costs incurred by the family in the refinancing of the home and any amounts that have been previously recaptured.

In the case of identity-of-interest transactions, the Malden Housing Authority will establish a sales price based on fair market value.

11. ELIGIBLE UNITS

The units which can be purchased under this program can be a single family house (attached or detached), a condominium unit or a cooperative share. A manufactured home is also eligible under certain conditions.

12. OTHER PROVISIONS

The MHA will administer its Voucher Homeownership Program in a manner consistent with current federal regulation. A family receiving homeownership assistance will be allowed to move to a new unit with homeownership assistance as long as the family is in compliance with program requirements, no family member has any ownership interest in the prior unit, and the Malden Housing Authority has sufficient funds. To move with continued homeowner assistance, families must again meet all eligibility requirements. A family may not move more than one time per year. Such portability may not be recognized in the future if to do so would be inconsistent with applicable regulation, as the same may be amended or revised.

ATTACHMENT "D-3"

MHA SECTION 8 PROJECT BASED VOUCHER STATEMENT

SEE REVISED PBV POLICY PREVIOUSLY INCLUDED UNDER ATTACHMENT "C-3"

In an effort to increase the number and type of affordable housing units available to Section 8 families, as well as to assure the continued availability of such units, the Malden Housing Authority ("MHA") has implemented a Section 8 project based voucher program consistent with the requirements of 24 CFR 983. The MHA's Section 8 Program will assist low income families in accessing and renting safe and sanitary privately owned market rate housing. Project basing of units will ensure that more affordable housing choices will be available for longer periods of time to eligible families selected from the relevant waiting list. Due to the difficulty voucher recipients experience leasing eligible privately owned units in a tight rental market, the MHA has determined that the project basing of units is an appropriate option to ensure continued voucher utilization.

HUD regulations allow PHAs to project base up to 20% of their total tenant based voucher allocation. The MHA intends to project base up to 20% of its total tenant based voucher allocation, or up to a total of 195 of its present 976 total vouchers administered, or 20% of MHA's total vouchers as such baseline may be increased by any awards of Enhanced or other type voucher assistance during the Five Year term of this Plan. Nineteen (19) PBVs have previously been awarded to the Cross Street Family Housing Project; four (4) have been awarded to the Malden Young Women's Christian Association Residential property; 80 to the Salem Towers Project, to be vested over a period of 15 years in accordance with the terms of a Regulatory Waiver granted by HUD; and sixty (60) to the Heritage Project. The MHA may additionally choose to award PBVs to an affiliate non-profit established to convert and redevelop the MHA's remaining State Assisted properties as mixed-finance Affordable Housing developments. The MHA will seek waivers from HUD to establish Site-based waiting lists for each project that has received or will receive a PBV award from MHA, consistent with the MHA's Section 8 Housing Choice Voucher Administrative Plan, and as the same may be hereinafter revised. The MHA will not site project based assistance in areas where census tract data reflects a poverty rate of less than 20% unless HUD has approved an exception to this requirement, nor exceed the 25% cap for dwelling units to be assisted under a Housing Assistance Payment ("HAP") contract in any eligible building without a waiver in writing issued by HUD expressly authorizing the MHA to exceed such requirement.

The MHA will attach project based assistance to new construction; to existing units where the owner will be required to invest less than \$1,000 in order to bring the property up to HQS standards; and to existing units requiring substantial rehabilitation in order to continue to further expand affordable housing opportunities for eligible families.

The MHA will ensure that the proposed location of all project based units in Malden will comply with HUD's goal of deconcentrating poverty, expanding affordable housing opportunities, and affirmatively furthering fair housing. The MHA will advertise the availability of project based assistance as required by HUD regulations. All eligible property owners will be required to respond in full to the relevant advertisement and file a completed application for assistance together with all requested documentation. The MHA will screen and evaluate all applications received in order to determine that each proposal to be considered achieves the goals recited above.

The MHA will also assess and may act on opportunities that may present themselves should Congress adopt and fund HUD's TRA Initiative, which calls for the voluntary and mandatory conversion of public housing units into Section 8 PBVs or PBV Contract Assistance.

ATTACHMENT "E"
TABLE 8.0

MHA Capital Fund Grant Program Information

ATTACHMENT "E-1"
TABLE 8.1

Capital Fund Program Annual Statement/Performance and Evaluation Reports
(HUD-50075.1 for each of the following)

- 1) FFY'2012 Revision No. 1**
- 2) FFY'2011 Revision No. 1**
- 3) FFY'2010 Revision No. 2**
- 4) FFY'2009 Revision No. 2**

MHA 2012 CAPITAL FUND GRANT

MA06P022501-12 REVISION No. 1

WITH

form HUD-52840A (8/95)

AND

HUD ENVIRONMENTAL CERTIFICATION

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary		PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-12 rev.1 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost¹		
			Revised²		Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	6	6				
3	1408 Management Improvements	250,000	250,000				
4	1410 Administration (may not exceed 10% of line 21)	143,610	143,610				
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	125,000	3				
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	917,486	1,042,385				
11	1465.1 Dwelling Structures—Nonependable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition	1	1				
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA		98				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,436,103.00	\$1,436,103.00	\$ 0.00	\$ 0.00		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 7/10/12		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages									
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P022501-12 rev.1 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Amp 1: Newland St	Operations	1406		1	1				
	Management Improvements:								
	Training; tech assist; MPD detail	1408		33,536	33,536				
	Administration	1410		38,558	38,558				
	Fees & Costs: A&E 504 Bldg/Unit Conv	1430		74,999	1				
	Dwelling Str: 504 Bldg/Unit Conv/Storm doors, mailboxes/seal mail slots	1460		1	124,975				
	Demolition: One (1) Unit-24 Wolcott	1485		1	1				
Amp 2: Suffolk Manor	Operations	1406		1	1				
	Management Improvements:								
	Training; tech assist; Res Coord	1408		26,771	26,771				
	Administration	1410		14,550	14,550				
Amp 3: 630 Salem St	Operations	1406		1	1				
	Management Improvements:								
	Training; tech asst; Res Crd; MPD detail	1408		81,002	81,002				
	Administration	1410		31,428	31,428				
	Fees & Costs: A&E, 504, Roof, etc.	1430		50,000	1				
	Dwelling Structure: 504 Upgrades, roof, waterproofing exterior wall	1460	24	767,485	767,410				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

PHA Name: Malden Housing Authority

[illegible]

U.S. Department of Housing and Urban Development

2012 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions
Contract (form HUD-53012)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Whereas, (Public Housing Authority) Malden Housing Authority(MA022) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) NY 468 dated 4/29/2004

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,436,103.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number MA06P02250112

PHA Tax Identification Number (TIN): On File

DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 60

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

U.S. Department of Housing and Urban Development

By Robert P. Cwieka

Date: MAR - 7 2012

Title ROBERT P. CWIEKA
DEPUTY DIRECTOR
OFFICE OF PUBLIC HOUSING

PHA Executive Director

By Shelby L.

Date: 3/2/12

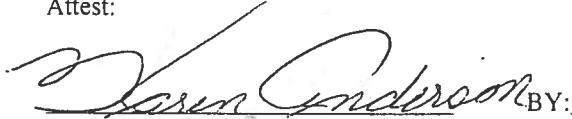
Title Executive Director

**Capital Fund Program
(CFP) Amendment—page 2**
To The Consolidated Annual Contributions Contract
(form HUD-53012)

(SEAL)

Attest:

TOWN/CITY: Malden, Massachusetts


BY: _____

Karen Anderson
Malden City Clerk



Gary Christenson

TITLE: MAYOR, City of Malden

DATE: March 1, 2012



Certification of Exemption for HUD Funded Projects
Determination of activities not subject to 24 CFR 58.34(a)
May be subject to provisions of 24 CFR 58.6, as applicable

Project Name: MHA Annual and Five Year PHA Plan and Capital Fund Grant 2012
Project Description: Capital Rehabilitation of Public Housing (See 2012 Annual Statement)
Address: Various Public Housing Projects (AMPs)
Funding Source: Capital Fund Program, Department of Housing and Urban Development
Funding Amount: \$ 1,436,103.00
Grant Number: MA06P022501-12

<input checked="" type="checkbox"/>	1. Environmental and other studies, resource identification and the development of plans and strategies;
<input type="checkbox"/>	2. Information and financial services;
<input checked="" type="checkbox"/>	3. Administrative and management activities;
<input type="checkbox"/>	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
<input checked="" type="checkbox"/>	5. Inspections and testing of properties for hazards or defects;
<input type="checkbox"/>	6. Purchase of insurance;
<input type="checkbox"/>	7. Purchase of tools;
<input checked="" type="checkbox"/>	8. Engineering or design costs;
<input checked="" type="checkbox"/>	9. Technical assistance and training;
<input checked="" type="checkbox"/>	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
<input checked="" type="checkbox"/>	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
<input type="checkbox"/>	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in 24 CFR 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the drawdown of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24CFR58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Responsible Entity Certifying Official Name & Title (Please Print)

STEPHEN WISHOSKI

Stephen M. Wishoski, Executive Director, Malden Redevelopment Authority (MRA)

Stephen M. Wishoski

Signature of Responsible Entity Certifying Official

July 2, 2012

Date



**Compliance Documentation Checklist
24 CFR 58.6**

PROJECT NAME / DESCRIPTION: MHA Annual and Five Year PHA Plan and Capital Fund Grant 2012, Public Housing Modernization, MA06P022501-12

Level of Environmental Review Determination Exempt per 24 CFR 58.34

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

- ☒ No - Source Documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX CO
☐ Yes – Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

- ☐ Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.
☐ No - **Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.**

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

- ☐ N/A - Non-coastal county.
☒ No – Coastal counties must cite source documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX (This element is completed).
☐ Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

- ☒ No - Source Documentation: Locality Map (This element is completed).
☐ Yes – Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

- ☐ No - Source Documentation: _____ (Project complies with 24 CFR 51.303[a][3]).
☐ Yes – **A disclosure statement must be provided** to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.

Prepared by (name and title, please print): Stephen M. Wishoski, Executive Director, MRA

Signature: _____

Date: _____

July 2, 2011

MHA 2011 CAPITAL FUND GRANT

MA06P022501-11 REVISION No. 1

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary		PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-11 rev 1 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost¹	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	7	\$ 6	\$		\$	
3	1408 Management Improvements	250,000	250,000				
4	1410 Administration (may not exceed 10% of line 21)	155,889	155,889	155,889		116,889	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	150,000	140,000				
8	1440 Site Acquisition						
9	1450 Site Improvement	1	0				
10	1460 Dwelling Structures	1,002,993	1,006,999				
11	1465.1 Dwelling Equipment - Nonexpendable	1	0				
12	1470 Non-dwelling Structures	1	0				
13	1475 Non-dwelling Equipment	1	0				
14	1485 Demolition	1	0				
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs		6,000				
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,558,894.00	\$1,558,894.00	\$155,889.00		\$ 116,889	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 06/12/2012		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant: 2011			
PHA Name: Malden Housing Authority			Capital Fund Program Grant No: MA06P022501-11 rev 1					
			CFFP (Yes/ No):					
			Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
Amp 1: Newland St	Operations	1406		1	1			
	Management Improvements:							
	Amp staff train; tech assist; MPD detail	1408		33,536	33,536			
	Administration	1410		41,855	41,855	41,855	31,384	
	Fees & Costs: A&E, 504 upgrades	1430			98,760	98,760		
	Demolition: One (1) Unit-24 Wolcott	1485	1					
	Relocation Costs	1495.1						
Amp 2: Suffolk Manor	Operations	1406		1	1			
	Management Improvements:							
	Amp staff train; tech assist; Res Coord	1408		26,771	26,771			
	Administration	1410		15,794	15,794	15,794	13,159	
Amp 3: 630 Salem St	Operations	1406		1	1			
	Management Improvements:							
	Train; tech assist; MPD detail, Res Coord	1408		81,002	81,002			
	Administration	1410		34,116	34,116	34,116	28,425	
	Fees & Costs: A&E, 504, Roof, etc.	1430		150000	40,000			
	Dwlg Struct: 504 Work, Roof, Chimney	1460		1,002,993	797,999			
	Relocation Costs	1495.1			5,000	3,020	3,020	
Amp 4: 120 Mountain	Operations	1406		1	1			
	Management Improvements:							
	Amp staff train; tech assist; Res Coord	1408		33,196	33,196			
	Administration	1410		19,585	19,585	19,585	16,318	
	Fees & Costs:	1430		1	1,240	1,240		
	Dwelling Structures: 504 Upgrades	1460			209,000			
	Relocation Costs	1495.1			1,000			

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² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 8/31/2011

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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Expires 8/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program
PHA Name: Malden Housing Authority

PHA Name: Malden Housing Authority

Federal FY of Grant: 2011 rev1

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

MHA 2010 CAPITAL FUND GRANT

MA06P022501-10 REVISION No. 2

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary		PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-10 rev. 2 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant		Reserve for Disasters/Emergencies					
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						\$
2	1406 Operations (may not exceed 20% of line 21) ³	\$	6	\$	0	\$	
3	1408 Management Improvements		250,000		250,000		
4	1410 Administration (may not exceed 10% of line 21)		174,738		174,738		174,738
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		250,000		273,500		48,830
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		1,072,640		1,043,146		520,702
11	1465 I Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 I Relocation Costs				6,000		
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$	1,747,384.00	\$	1,747,384.00	\$	1,195,440.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 6/12/12		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 8/31/2011

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant: 2010		
PHA Name: Malden Housing Authority			Capital Fund Program Grant No: MA06F022501-10 rev. 2				
			CEFP (Yes/No):				
			Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
AMP 1: Newland St	Operations	1406		\$ 1	0		
	AMP staff train, tech assist, MPD Detail			30,000	30,000	30,000	
	Administration	1410		46,916	46,916		Completed
	Fees and Costs	1430		1	3000	1,548	
AMP 2: Suffolk Man	Operations	1406		1	0		
	Management Improvements	1408					
	AMP staff training, tech assist, Res Coord			26,700	26,700	26,700	
	Administration	1410					
AMP 3: 630 Salem St	Operations	1406		17,704	17,704	17,704	Completed
	Management Improvements	1408		1	0		
	Train, tech asst, Res. Cord, MPD Detail						
	Administration	1410		83,832	83,832	83,832	Completed
	Fees&Costs: A&E, 504, Roof, Chimney.	1430		38,240	38,240	38,240	
	Site Improve: Parking Upgrades, inc. 504	1450		249,998	247,000	250,000	48,830
	Dwlg Struct: 504 Works, Roof, Chimney	1460					
	Relocation	1495.1		523,432	522,444		
AMP 4: 120 Mountain	Operations	1406			5,000		
	Management Improvements	1408		1	0		
	AMP staff training, tech asst, Res Coord			33,350	33,350	33,350	
	Administration	1410					
				21,953	21,953	21,953	21,953
							Completed

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² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 8/31/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Federal FY of Grant: 2010[illegible]¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

MHA 2009 CAPITAL FUND GRANT

MA06P022501-09 REVISION No. 2

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						FFY of Grant: 2009	
PHA Name: Malden Housing Auth		Grant Type and Number Capital Fund Program Grant No: MA06F022501-09 Replacement Housing Factor Grant No: Date of CFFP:				FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21) ²	\$ 175,328	\$ 175,328		\$ 175,328	\$ 175,328	
3	1408 Management Improvements	198,000	225,000		225,000		
4	1410 Administration (may not exceed 10% of line 21)	175,328	175,328		175,328	175,328	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	110,001	72,763		72,763	40,102.65	
9	1450 Site Improvement	22,001	0				
10	1460 Dwelling Structures	250,618	988,647		988,647	193,039.45	
11	1465.1 Dwelling Equipment—Nonexpendable	60,001	0				
12	1470 Non-dwelling Structures	1	0				
13	1475 Non-dwelling Equipment	262,001	116,214		116,214	116,214	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.

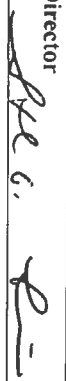
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary							
PHA Name: Malden Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$	500,000	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)		1	0			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$	1,753,280	\$ 1,753,280		\$	700,012.10
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director 		Date 07/12/2011		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P022501-09 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 1: Newland St	Operations	1406		47,079	47,076	47,076	47,076	completed	
	Management Improvements	1408							
	AMP staff training and tech assistance			35,043	13,425	13,425		contracted	
	Administration	1410		47,079	47,076	47,076	47,076	completed	
	Site Improvement: Path Resurfacing Ph: 1	1450		22,000	0				
	Dwelling Structures: Exterior Doors	1460		22,617	0				
	Non-Dwelling Equipment: Mailboxes	1475		15,000	0				
AMP 2: Suffolk Man	Operations	1406		17,763	17,763	17,763	17,763	completed	
	Management Improvements	1408							
	AMP staff training and tech assistance			19,800	29,304	29,304		contracted	
	Administration	1410		17,763	17,763	17,763	17,763	completed	
	Dwelling Equipment Non-Expendable	1465.1							
	Storm Door Replacement			60,000	0				
	Non-Dwelling Equipment: Sec Hardware	1475		65,000	52,961	52,961	52,961	completed	
AMP 3: 630 Salem St	Operations	1406		38,368	38,370	38,370	38,370	completed	
	Management Improvements	1408							
	AMP staff training and tech assistance			62,768	63,296	63,296		contracted	
	Administration	1410		38,368	38,370	38,370	38,370	completed	
	Fees and Costs	1430		100,000	0				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages				Grant Type and Number			Federal FFY of Grant: 2009	
PHA Name: Malden Housing Authority				Capital Fund Program Grant No: MA06P022501-09				
				CFEP (Yes/ No):				
				Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures: Replace Roof Ph: 1	1460		200,000		0		
	Non-Dwelling Equipment: Fire Alarm	1475		90,000		0		
	Operations	1406		22,026	22,026	22,026	22,026	completed
AMP 4: 120 Mountain	Management Improvements	1408						
	AMP staff training and tech assistance			24,552	36,337	36,337		contracted
	Administration	1410		22,026	22,026	22,026	22,026	completed
	Fees and Costs	1430		10,000	72,763	72,763	40,102.65	ongoing
	Dwell Struct: Unit Conv.; 504 Upgrades	1460		20,000	964,591	964,591	168,983.45	ongoing
AMP 5: 557 Pleasant	Operations	1406		30,552	30,553	30,553	30,553	completed
	Management Improvements	1408						
	AMP staff training and tech assistance			34,056	50,403	50,403		contracted
	Administration	1410		30,552	30,553	30,553	30,553	completed
	Dwell Structure: 504 Unit Upgrades	1460		8,000	24,056	24,056	24,056	Sub. Compl.
AMP 6: 89 Pearl St	Operations	1406		19,539	19,540	19,540	19,540	completed
	Management Improvements	1408						
	Staff training, tech ass't, Res. Coord.			21,780	32,235	32,235		contracted
	Administration	1410		19,539	19,540	19,540	19,540	completed
	Non-Dwelling Equipment: Sec Hardware	1475		85,000	63,253	63,253	63,253	completed
New Devel: Linden	Operations	1406		1	0			
	Management Improvements	1408						
	Staff training and tech assistance			1	0			
	Administration	1410		1	0			
	Fees and Costs	1430		1	0			
	Site Improvement	1450		1	0			
	Dwelling Structures	1460		1	0			
	Dwelling Equipment - Non-Expendable	1465.1		1	0			
	Non-Dwelling Structures	1470		1	0			
	Non-Dwelling Equipment	1475		1	0			

	Contingency	1502			1		0				
PHA Wide Activities											
TOTAL					\$1,753,280	\$1,753,280	\$1,753,280	\$700,012.10	Ongoing		

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² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**ATTACHMENT “E-2”
TABLE 8.2**

Capital Fund Program Five-Year Action Plan

FFY’2012 – FFY’2016

(Includes CFFP)

(HUD-50075.2)

MHA 2012 - 2016
CAPITAL FUND PROGRAM
FIVE YEAR ACTION PLAN

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/20014

Part I: Summary

PHA Name/Number		Malden Housing Authority		Locality: Malden, Middlesex County, MA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: 1
A.	Development Number and Name:	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
	AMP 1: Newland Street AMP 2: Suffolk Manor AMP 3: 630 Salem Street AMP 4: 120 Mountain Ave AMP 5: 557 Pleasant Street AMP6: 89 Pearl Street AMP7: 64 Wescott Street						
B.	Physical Improvements Subtotal	Approved Statement	1,042,432	1,042,432	1,042,432	1,042,432	
C.	Management Improvements		250,000	250,000	250,000	250,000	
D.	PHA-Wide Non-dwelling Structures and Equipment		1	1	1	1	
E.	Administration		143,610	143,610	143,610	143,610	
F.	Other (1430 etc.)		3	3	3	3	
G.	Operations		7	7	7	7	
H.	Demolition		1	1	1	1	
I.	Development						
J.	Capital Fund Financing – Debt Service		49	49	49	49	
K.	Total CFP Funds		1,436,103	1,436,103	1,436,103	1,436,103	
L.	Total Non-CFP Funds						
M.	Grand Total	\$1,436,103	\$1,436,103	\$1,436,103	\$1,436,103	\$1,436,103	

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	AMP 1 Replace 2nd fl windows	300	1	AMP 1 Replace 2nd fl windows	300	1
	504 Unit Upgrades	9	577,478	504 Unit Upgrades	9	577,478
	Replace flooring	250	1	Replace flooring	250	1
	Soil pipe repair	265	1	Soil pipe repair	265	1
	Maint Garage/Storage	1	1	Maint Garage/Storage	1	1
See Statement	AMP 2 Concrete/asphalt repairs		1	AMP 2 Concrete/asphalt repairs		1
	AMP 3 Site/Parkg 504 Upgrades		1	AMP 3 Site/Parkg 504Upgrades		1
	504 Unit Upgrades	24	464,930	504 Unit Upgrades	24	464,930
	Building Envelope/Seal		1	Building Envelope/Seal		1
	Repair balconies	216 units	1	Repair balconies	216 units	1
	Elevator Upgrade	2	1	Elevator Upgrade	2	1
	AMP 4 Clean horizontal l drains		1	AMP 4 Clean horizontal l drains		1
	Building Envelope/Seal		1	Building Envelope/Seal		1
	Maint Garage/Storage		1	Maint Garage/Storage		1
	Replace Roof		1	Replace Roof		1
	Elevator Upgrade	2	1	Elevator Upgrade	2	1
	AMP 5 Clean horizontal l drains		1	AMP 5 Clean horizontal l drains		1
	Building Envelope/Seal		1	Building Envelope/Seal		1
	Elevator Upgrade	5	1	Elevator Upgrade	5	1
	AMP 6 Replace Perimeter Fence		1	AMP 6 Replace Fencing		1
	Window upgrades		1	Window upgrades		1
	Clean horizontal l drains		1	Clean horizontal l drains		1
	Building Envelope/Seal		1	Building Envelope/Seal		1
	Elevator Upgrade	2	1	Elevator Upgrade	2	1

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/20014

AMP 7		AMP 7	
Upgrade Windows	2500	Upgrade Windows	2500
Replace soil drain lines	1	Replace soil drain lines	1
Subtotal of Estimated Cost	\$ 1,042,432.00		\$ 1,042,432.00

Part II: Supporting Pages -- Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010		Work Statement for Year 4 FFY 2015		Work Statement for Year 5 FFY 2016		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
AMP 1			AMP 1			
Replace 2nd fl windows	300	1	Replace 2nd fl windows	300	1	
504 Upgrades	9	577,478	504 Upgrades	9	577,478	
Replace flooring	250	1	Replace flooring	250	1	
Soil pipe repair	265	1	Soil pipe repair	265	1	
Maint Garage/Storage	1	1	Maint Garage/Storage	1	1	
AMP 2			AMP 2			
Concrete/asphalt repairs		1	Concrete/asphalt repairs		1	
AMP 3			AMP 3			
Site/Parkg 504 Upgrades		1	Site/Parkg 504Upgrades		1	
504 Unit Upgrades	24	464,930	504 Unit Upgrades	24	464,930	
Building Envelope/Seal		1	Building Envelope/Seal		1	
Repair balconies	216 units	1	Repair balconies	216 units	1	
Elevator Upgrade	2	1	Elevator Upgrade	2	1	
AMP 4			AMP 4			
Clean horizontal l drains		1	Clean horizontal l drains		1	
Building Envelope/Seal		1	Building Envelope/Seal		1	
Maint Garage/Storage		1	Maint Garage/Storage		1	
Replace Roof		1	Replace Roof		1	
Elevator Upgrade	2	1	Elevator Upgrade	2	1	
AMP 5			AMP 5			
Clean horizontal l drains		1	Clean horizontal l drains		1	
Building Envelope/Seal		1	Building Envelope/Seal		1	
Elevator Upgrade	5	1	Elevator Upgrade	5	1	
AMP 6			AMP 6			
Replace Perimeter Fence		1	Replace Perimeter Fence		1	
Window upgrades		1	Window upgrades		1	
Clean horizontal l drains		1	Clean horizontal l drains		1	
Building Envelope/Seal		1	Building Envelope/Seal		1	
Elevator Upgrade	2	1	Elevator Upgrade	2	1	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/20014

AMP 7		AMP 7	
Upgrade Windows	2500	Upgrade Windows	2500
Replace soil drain lines	1	Replace soil drain lines	1
Subtotal of Estimated Cost	\$ 1,042,433.00	Subtotal of Estimated Cost	\$ 1,042,433.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/20014

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2013		Work Statement for Year 3 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec	AMP 1		AMP 1	
Annual	Staff training, tech. assistance, MPD Detail	24,091	Staff training, technical assistance, MPD Detail	24,091
Statement	AMP 2		AMP 2	
	Resident Coordinator Services	24,238	Resident Coordinator Services	24,238
	Staff training and technical assistance	2,092	Staff training and technical assistance	2,092
	AMP 3		AMP 3	
	Resident Coordinator Services	68,378	Resident Coordinator Services	68,378
	Staff training, technical assistance, MPD Detail	4,519	Staff training, technical assistance, MPD Detail	4,519
	AMP 4		AMP 4	
	Resident Coordinator Services	30,055	Resident Coordinator Services	30,055
	Staff training and technical assistance	2,594	Staff training and technical assistance	2,594
	AMP 5		AMP 5	
	Resident Coordinator Services	41,690	Resident Coordinator Services	41,690
	Staff training and technical assistance	3,598	Staff training and technical assistance	3,598
	AMP 6		AMP 6	
	Resident Coordinator Services	26,662	Resident Coordinator Services	26,662
	Staff training and technical assistance	2,301	Staff training and technical assistance	2,301
	AMP 7		AMP 7	
	Staff training, technical assistance, MPD Detail	19,782	Staff training, technical assistance, MPD Detail	19,782
	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2015		Work Statement for Year 5 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Appendix	AMP 1 Staff training, technical assistance, MPD Detail	24,091	AMP 1 Staff training, technical assistance, MPD Detail	24,091
See Appendix	AMP 2 Resident Coordinator Services	24,238	AMP 2 Resident Coordinator Services	24,238
See Appendix	AMP 3 Staff training and technical assistance	2,092	AMP 3 Staff training and technical assistance	2,092
See Appendix	AMP 3 Resident Coordinator Services	68,378	AMP 3 Resident Coordinator Services	68,378
See Appendix	AMP 4 Staff training, technical assistance, MPD Detail	4,519	AMP 4 Staff training, technical assistance, MPD Detail	4,519
See Appendix	AMP 4 Resident Coordinator Services	30,055	AMP 4 Resident Coordinator Services	30,055
See Appendix	AMP 5 Staff training and technical assistance	2,594	AMP 5 Staff training and technical assistance	2,594
See Appendix	AMP 5 Resident Coordinator Services	41,690	AMP 5 Resident Coordinator Services	41,690
See Appendix	AMP 6 Staff training and technical assistance	3,598	AMP 6 Staff training and technical assistance	3,598
See Appendix	AMP 6 Resident Coordinator Services	26,662	AMP 6 Resident Coordinator Services	26,662
See Appendix	AMP 6 Staff training and technical assistance	2,301	AMP 6 Staff training and technical assistance	2,301
See Appendix	New Development: Linden Staff training, technical assistance, MPD Detail	19,782	New Development: Linden Staff training and technical assistance	19,782
See Appendix	Subtotal of Estimated Cost	\$ 250,000	Subtotal of Estimated Cost	\$ 250,000

ATTACHMENT "E-3"
TABLE 8.3

MHA Capital Fund Grant Program Information

**Capital Fund Financing Program Annual Statement/Performance and Evaluation Reports
(HUD-50075.1)**

1) FFY'2012 Original

***MHA Physical Needs Assessment - form HUD-52829**

IN PROCESS –

To Be Submitted with

HUD GFO Environmental Review Forms

Prior to

CFFP Application to HUD HQ and the Boston Field Office

MHA 2012 CAPITAL FUND FINANCING PROGRAM GRANT

MA06P022501-12 CFFP

ANNUAL STATEMENT

AND

HUD ENVIRONMENTAL REVIEW CERTIFICATION

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary

PHA Name: Malden Housing
Authority

Grant Type and Number
Capital Fund Program Grant No: MA06P022501-12 CFFP
Replacement Housing Factor Grant No:
Date of CFFP: 7/12/12

FFY of Grant: 2012
FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement
☐ Reserve for Disasters/Emergencies

☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18			
8	1440 Site Acquisition				
9	1450 Site Improvement	3			
10	1460 Dwelling Structures	15			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	12			
14	1485 Demolition	1			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	49			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 98.00	\$ 0.00	\$ 0.00	\$ 0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 7/10/12		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages				Federal FFY of Grant: 2012				
PHA Name: Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P022501-12 CFFP CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406						
PHA Wide	1408 Management Improvements	1410						
PHA Wide	1430 Fees and Costs:	1430						
PHA Wide	1501 Collateralization or Debt Service:	1501		51				
	Cap. Interest; Debt Service Reserve							
Amp 1	1430 Fees/Costs: A/E fees	1430		4				
	1450 Site Improvements:	1450		1				
	Garage /storage							
	1460 Dwelling Structure:	1460		3				
	2 nd floor Window Replacement		250 units					
	Replace flooring		250 units					
	Soil Drain Pipe snake/cleaning/repair		250 units					
	1475 Non-Dwg Equip: Sp. Vehicles	1475		4				
	1485 Demolition Costs: 24 Wolcott	1485	1	1				
Amp 2	1475 Non-Dwg Equip: Sp. Vehicles	1475		1				
Amp 3	1430 Fees/Costs: A/E fees	1430		4				
	1450 Site Improvements:	1450		1				
	Increase parking capacity/504 compliance							
	1460 Dwelling Structure:	1460		3				
	Waterproof/seal Bldg; Elevator upgrade;							
	Repair/Replace balcony decking							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages							
PHA Name : Malden Housing Authority			Grant Type and Number Capital Fund Program Grant No: MA06P022501-12 CFFP CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:		Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Amp 4	1475 Non-Dwg Equip: Sp. Vehicles	1475		1			
	1430 Fees/Costs: A/E fees	1430		4			
	1450 Site Improvements:	1450		1			
	Garage /storage						
	1460 Dwelling Structure:	1460		3			
	Replace Roof, Elevator Upgrade:						
	Waterproof/seal Bldg;		124 units				
Amp 5	1475 Non-Dwg Equip: Sp. Vehicles	1475		1			
	1430 Fees/Costs: A/E fees	1430		2			
	1460 Dwelling Structure:	1460		2			
	Waterproof/seal Bldg; Elevator Upgrade		172 units				
Amp 6	1475 Non-Dwg Equip: Sp. Vehicles	1475		1			
	1430 Fees/Costs: A/E fees	1430		2			
	1460 Dwelling Structure:	1460		2			
	Waterproof/seal Bldg; Elevator Upgrade		110 units				
Amp 7	1475 Non-Dwg Equip: Sp. Vehicles	1475		1			
	1430 Fees/Costs: A/E fees	1430		2			
	1460 Dwelling Structure:	1460		2			
	Replace Windows; Replace Soil pipe		204 units				
	1475 Non-Dwg Equip: Sp. Vehicles	1475		3			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

PHA Name: Malden Housing Authority

**Federal FY of Grant: 2012
MA06P022501-12 CFFP**

Reasons for Revised Target Dates

[illegible]

¹ Obligation and expenditure ended dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Certification of Exemption for HUD Funded Projects
Determination of activities not subject to 24 CFR 58.34(a)
May be subject to provisions of 24 CFR 58.6, as applicable

Project Name: MHA 2012 Capital Fund Financing Program Annual PHA and Five Year Action Plan
Project Description: Capital Rehabilitation of Public Housing (See 2012 Annual Statement)
Address: Various Public Housing Projects (AMPs)
Funding Source: Capital Fund Program, Department of Housing and Urban Development
Funding Amount: \$ UNKNOWN (TO BE DETERMINED BY CFFP LENDER)
Grant Number: MA06P022501-12 CFFP (Grant Number to be assigned by HUD upon approval)

<input checked="" type="checkbox"/>	1. Environmental and other studies, resource identification and the development of plans and strategies;
<input type="checkbox"/>	2. Information and financial services;
<input checked="" type="checkbox"/>	3. Administrative and management activities;
<input type="checkbox"/>	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
<input checked="" type="checkbox"/>	5. Inspections and testing of properties for hazards or defects;
<input type="checkbox"/>	6. Purchase of insurance;
<input type="checkbox"/>	7. Purchase of tools;
<input checked="" type="checkbox"/>	8. Engineering or design costs;
<input checked="" type="checkbox"/>	9. Technical assistance and training;
<input checked="" type="checkbox"/>	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
<input checked="" type="checkbox"/>	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
<input type="checkbox"/>	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in 24 CFR 58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the drawdown of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24CFR58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Responsible Entity Certifying Official Name & Title (Please Print)

Stephen P. Wishoski, Executive Director, Malden Redevelopment Authority (MRA)

Signature of Responsible Entity Certifying Official

July 12, 2012
Date



**Compliance Documentation Checklist
24 CFR 58.6**

PROJECT NAME / DESCRIPTION: MHA Annual and Five Year PHA Plan and Capital Fund Grant 2012, Public Housing Modernization, MA06P022501-12

Level of Environmental Review Determination Exempt per 24 CFR 58.34

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

- ☒ No - Source Documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX CO
☐ Yes – Continue To Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

- ☐ Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.
☐ No - **Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.**

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

- ☐ N/A - Non-coastal county.
☒ No – Coastal counties must cite source documentation: FEMA issued Flood Maps Map Item 2502020005C MALDEN CTY/MIDDLESEX
(This element is completed).
☐ Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

- ☒ No - Source Documentation: Locality Map
(This element is completed).
☐ Yes – Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

- ☐ No - Source Documentation: _____
(Project complies with 24 CFR 51.303[a][3]).
☐ Yes – **A disclosure statement must be provided** to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.

Prepared by (name and title, please print): Stephen P. Wishoski, Executive Director, MRA

Signature: _____

Date: July 12, 2011

ATTACHMENT "F"
TABLE 9.0

HOUSING NEEDS

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3055	5	3	4	2	3	3
Income >30% but <=50% of AMI	2580	5	3	4	2	3	3
Income >50% but <80% of AMI	2640	5	3	4	2	3	3
Elderly	2160	5	2	4	4	1	3
Families with Disabilities	730	5	5	4	5	3	3
Black	1295	5	3	4	1	3	3
Asian	1170	5	3	4	1	3	3
Hispanic	590	5	3	4	1	3	3
White	5080	5	3	4	2	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction: North Suburban Consortium 5 Year Consolidated Plan and 2011-2012 Action Plan
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") 2009 dataset

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Public Housing Mixed Population Wait List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: Mixed Population Developments (5): AMPs No. 2, 3, 4, 5, 6			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	821		85
Extremely low income <=30% AMI	597	73	
Very low income (>30% but <=50% AMI)	121	15	
Low income (>50% but <80% AMI)	103	12	
Families with children	0	0	
Elderly families	368	45	
Families with Disabilities	453	55	
Race - White	403	49	
Race - Hispanic	23	3	
Race - Black	94	11	
Race - Nat. Amer.	10	<1	
Race - Asian	291	35	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	821	100	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Public Housing General Occupancy Wait List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing: General Occupancy (Family) Development: AMP No. 1 <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5063		24
Extremely low income <=30% AMI	4335	85	
Very low income (>30% but <=50% AMI)	676	13	
Low income (>50% but <80% AMI)	52	1	
Families with children	4263	84	
Elderly families	332	6	
Families with Disabilities	468	9	
Race - White	2778	55	
Race - Hispanic	41	<1	
Race - Black	838	17	
Race - Nat. Amer.	3	<1	
Race - Asian	1403	27	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	957	19	
2 BR	2846	56	
3 BR	1061	21	
4 BR	199	3	
5 BR	1	<1	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the MassNAHRO Centralized Section 8 HCV Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: <u>MassNAHRO Centralized HCV Waiting List</u> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	MN # of families/	% of total families	Annual Turnover
Waiting list total	122609		Approx. 43
Extremely low income <=30% AMI	117268	95.64	
Very low income (>30% but <=50% AMI)	5678	4.63	
Low income (>50% but <80% AMI)	357	0.29	
Families with children	42,374	34.56	
Elderly families	7618	6.21	
Families with Disabilities	41176	33.58	
Race - White	54882	44.76	
Race - Black	25823	21.06	
Race - Pacific Islander	483	0.39	
Race - Nat. Amer.	1997	1.63	
Race - Hispanic	42909	35.00	
Race - Asian	3671	3.00	
Note 1: AMI based on Eastern Worcester County area (highest in state) Note 2: Elderly families = those applicants that checked box on list of preferences Note 3: Disabled families = those applicants that checked box on list of preferences Note 4: Racial statistics: some applicants check several boxes; some applicants check none			
Characteristics by Bedroom Size (Public Housing Only)	<u>MassNAHRO does not collect this data</u>		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Cross Street Family Project-Based Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: <u>Wait List To Be Created During PHA PLAN Year</u>			
<input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race- White			
Race - Black			
Race - Hispanic			
Race - Asian			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Heritage Project-Based Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: Wait List To Be Created During PHA PLAN Year <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race- White			
Race - Black			
Race - Hispanic			
Race - Asian			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Salem Towers Project-Based Wait List

Waiting list type: (select one)

- ☒ Section 8 tenant-based assistance: **Wait List To Be Created During PHA PLAN Year**
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race- White			
Race - Black			
Race - Hispanic			
Race - Asian			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the YWCA Project-Based Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: Wait List To Be Created During PHA PLAN Year <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race- White			
Race - Black			
Race - Hispanic			
Race - Asian			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

ATTACHMENT "F-2"
TABLE 9.1

STRATEGY FOR ADDRESSING HOUSING NEEDS

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: the MHA will attempt to complete federalization of its 220 unit Linden state family development, in order to improve housing quality and living conditions, and to maintain and sustain affordability for assisted families. The MHA will seek to federalize all remaining state-assisted units if allowed under law during the Plan Year or Five Year Plan term
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list): Simplify, to the fullest extent possible, Public Housing and Section 8 Program Administration.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance: utilize available funding to Federalize MHA state assisted public housing program units, should the opportunity exist to do so.
- ☒ Other: To the extent permitted by current regulation, or as expanded pursuant to HUD sponsored leveraging programs during the Plan year, leverage public housing operating, capital and reserve funding and Section 8 Voucher assistance to assist in the creation and development of new or expanded public and/or affordable housing opportunities, inclusive of partnership/cooperative/regional and/or joint-venture agreements to create cost-savings and economies of scale.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Seek special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: Seek special-purpose vouchers like Veterans Affairs Supportive Housing vouchers and vouchers targeted to the non-elderly disabled, should such funding become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to veterans and families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints: especially the lack of funding available from the Commonwealth of Massachusetts to maintain quality and affordability of state assisted public housing program units
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

**ATTACHMENT “G”
TABLE 10.0**

ADDITIONAL INFORMATION

(a) Progress in Meeting Mission and Goals:

The Malden Housing Authority (“MHA”) has prepared this Five-Year and Annual Plan as required by Section 51 I of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), with particular emphasis placed on implementing HUD’s Asset Based Management Model and continuing to transition to site based budgeting, accounting and management systems as proficiently as possible.

The MHA has worked with HUD, DHCD, federal, state and local officials, governmental and non-profit agencies in the City of Malden, and a myriad of consultants in order to determine the MHA’s future administrative direction; to assess the present physical condition of the MHA’s public housing inventory; to contemplate the creation, acquisition, absorption and/or conversion of properties by the MHA, inclusive of units assisted under the MHA’s existing State Public Housing Program; and to formulate a flexible and fungible capital plan allowing for the continuing modernization and improvement of existing MHA developments. Local housing and supportive service providers were also consulted in order to perform an assessment of local housing needs.

The MHA has helped to create a heightened sense of safety and security in its developments by actively participating in community policing programs and crime reporting agreements with the Malden Police Department (“MPD”). As an example of this continuing commitment to make each development safer and more secure, the MHA has contracted under an MOU with MPD for detail patrol coverage intended to make local police presence visible and available to MHA residents, in order to address and mitigate issues and concerns relating to public safety and security.

With the assistance of annual capital funding grants from HUD, the MHA continues to implement a needs assessment based physical improvements program that has greatly benefited residents of all MHA administered developments. Additionally, the MHA has continued efforts both to improve management procedures in order to achieve greater customer satisfaction for tenants, and to upgrade technology which allows the MHA to increase operational efficiencies at the same time.

The MHA will work with the City of Malden, the Malden Redevelopment Authority and other qualified providers to the fullest extent fiscally feasible in attempts to create and administer both a Section 32 Public Housing Homeownership Program, a Section 8 Voucher Homeownership Program, and to Project-Base up to twenty (20%) percent of the MHA’s Section 8 Housing Choice Voucher Program’s baseline, and as the same may be increased by future award, in order to create additional local affordable and accessible housing opportunities.

Finally, the MHA’s Resident Advisory Board (RAB), other MHA residents and the community at large all played a critical role in the development of the Annual and Five Year Plan, which are intended to form the “blue print” or template for MHA operations for the foreseeable future.

The MHA continues to fulfill its mission by working with community groups and the City of Malden in order to improve the number and availability of safe, sanitary and affordable housing opportunities for eligible families, the elderly and the disabled.

The MHA is participating in a Centralized Waiting List Program administered by Massachusetts NAHRO. The standardized internet based application allows eligible applicants to apply to any of the participating PHA’s and additionally be entered on each member PHA’s waiting list. This greatly increases the availability of affordable housing opportunities for eligible families both in the City of Malden and throughout the Commonwealth of Massachusetts.

(b) Significant Amendment and Substantial Deviation/Modification:

The Malden Housing Authority defines a **Substantial Deviation, Significant Amendment or Modification** to the Five year and Annual PHA Plan as:

“Discretionary revisions of MHA plans and/or policies that fundamentally change the MHA’s mission, goals, objectives, or programs, and which require formal approval of the Board of Commissioners. Any revision to MHA plans and/or policies adopted or implemented pursuant to Presidential Executive Order, Congressional appropriations or legislation, or HUD Initiative, or any HUD revision to public and/or assisted housing program administration, funding availability, or changes in applicable regulation, will not be considered a significant amendment that requires formal approval by the MHA Board of Commissioners.”

ATTACHMENT “H”

TABLE 11.0

**REQUIRED SUBMISSION
OF
PHA PLAN CERTIFICATIONS
FOR HUD FIELD OFFICE REVIEW**

ALL PHA PLAN REQUIRED CERTIFICATIONS FOLLOW

(unless otherwise included as an Attachment hereto, as referenced below)

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations**
- (b) Form HUD-50077-CR, Civil Rights Certification**
- (c) Form HUD-50077-SL, Certification of Consistency with Consolidated Plan**
- (d) Form HUD-50070, Certification for a Drug-Free Workplace**
- (e) Form HUD-50071, Certification of Payment to Influence Federal Transactions**
- (f) Form SF-LLL, Disclosure of Lobbying Activities**
- (g) Form SF-LLL-A, Disclosure of Lobbying Activities (Continuation Sheet): N/A**
- (h) Resident Advisory Board Comments, etc.: SEE ATTACHMENT “I”**
- (i) Challenged elements: NONE/ SEE ATTACHMENT “I”**
- (j) Capital Fund Program Annual Statement/Performance and Evaluation Report Form HUD-50075.1:
See Attachment “E-1” Hereof**
- (I) Capital Fund Program Five-Year Action Plan Form HUD-50075.2:
See Attachment “E-2” Hereof**

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

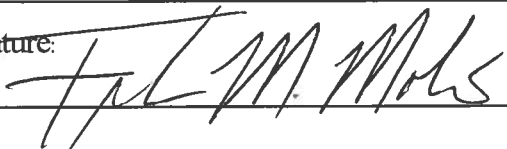
Malden Housing Authority
PHA Name

MA022
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years **2012 - 2016**

Annual PHA Plan for Fiscal Years **2012 - 2013**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Frank M. Molis	Title: Board Chairperson
Signature: 	Date: July 10, 2012

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Malden Housing Authority

MA022

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Frank M. Molis

Title

Board Chairperson

Signature



Date 07/10/2012

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Gary Christenson the Mayor of the City of Malden, MA certify that the Five Year and Annual PHA Plan of the Malden Housing Authority is consistent with the Consolidated Plan of the North Suburban Consortium prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing 14.850; Public Housing Capital Fund 14.872; Section 8 Housing Choice Vouchers 14.871

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Public Housing & Capital Fund:
630 Salem Street - 275 Newland Street
120 Mountain Ave - 557 Pleasant Street
312 Bryant Street
60 Wescott Street (Linden Homes)

Public Housing, Capital Fund & Section 8 HCV:
89 Pearl Street

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephen G. Finn

Title

Executive Director

Signature

Date

X

07/10/2012

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Malden Housing Authority

Program/Activity Receiving Federal Grant Funding

Public and Indian Housing 14.850; Public Housing Capital Fund 14.872; Section 8 Housing Choice Vouchers 14.871

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephen G. Finn

Title

Executive Director

Signature



Date (mm/dd/yyyy)

07/10/2012

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known : <i>Malden Housing Authority</i> <i>630 Salem Street</i> <i>Malden, MA 02148</i> Congressional District, if known : 7th Mass			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known :		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Public Housing Capital Fund CFDA Number, if applicable: 14.872		
8. Federal Action Number, if known :			9. Award Amount, if known : \$ 1,436,103.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u><i>Stephen G. Finn</i></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>781-322-3150</u> Date: <u>07/10/2012</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Malden Housing Authority Page 1 of 1

NOT APPLICABLE

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known : <i>Malden Housing Authority</i> <i>630 Salem Street</i> <i>Malden, MA 02148</i> Congressional District, if known : 7th Mass	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known :	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Public and Indian Housing CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known :	9. Award Amount, if known : \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Stephen G. Finn</i></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>781-322-3150</u> Date: <u>07/10/2012</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Malden Housing Authority

Page 1 of 1

NOT APPLICABLE

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known : <i>Railroad Housing Authority</i> <i>630 Salem Street</i> <i>Railroad, MA 02145</i> Congressional District, if known : 7th Mass			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known :		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: Section 8 Housing Choice Voucher CFDA Number, if applicable: 14.871		
8. Federal Action Number, if known :			9. Award Amount, if known : \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u><i>Stephen G. Finn</i></u> Print Name: <u>Stephen G. Finn</u> Title: <u>Executive Director</u> Telephone No.: <u>781-322-3150</u> Date: <u>07/10/2012</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

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Reporting Entity: Malden Housing Authority Page 1 of 1

NOT APPLICABLE

ATTACHMENT "I"

RESIDENT COMMISSIONER AND RESIDENT ADVISORY BOARD INFORMATION

MHA RESIDENT BOARD MEMBER

The Malden Housing Authority has a federal housing development resident serving as a member of its Board of Commissioners.

That Director's name is Mr. **William B. Enwright**, who is a resident of 37 Sammet Street (MA022000002P) Malden, Massachusetts 02148.

Following a thorough review of all resident names submitted by resident councils/clubs, other city officials and other interested parties, Malden Mayor Richard C. Howard appointed Mr. Enwright to the Board on March 16, 2004. Mr. Enwright's current term will expire on May 1, 2013.

MEMBERSHIP OF THE MHA RESIDENT ADVISORY BOARD

NAME:	ADDRESS: (All Malden, MA 02148)	AMP #
Brenda Keniston	220 Newland St.	AMP 1
Beverly McCarthy	224 Sammett St.	AMP 1*
Irving Greenblatt,	310A Bryant St.	AMP 2
Joanne Reposa	35A Sammett St.	AMP 2
George Bayers	630 Salem St. #912	AMP 3
Lois Tamagna	630 Salem St. #206	AMP 3
Carol Morse	630 Salem St. #318	AMP 3
Mary Sampson	630 Salem St. #422	AMP 3
Leonard Mortell	630 Salem St. #219	AMP 3*
Patty Colleran	630 Salem St. #915	AMP 4
Deb Schena	120 Mt. Ave	AMP 4
Jayne Goldberg	557 Pleasant #523	AMP 5
Joseph Duffley	557 Pleasant St. #312	AMP 5
Gerry Bowlen	557 Pleasant St. #533	AMP 5**
Jean Swible	557 Pleasant St. #429	AMP 5**
Richard Tracy	89 Pearl St. #503	AMP 6
Patricia Miller	89 Pearl St. #310	AMP 6
Patty Abisso	85 Coleman St.	AMP 7

(*) Attended May 8th RAB Meeting Only; (**) Attended May 29th RAB Meeting Only.

RESIDENT ADVISORY BOARD PHA PLAN COMMENTS

The MHA's Resident Advisory Board (RAB) held two (2) meetings, the first at 5:00 pm on Tuesday, May 8, 2012, in the Library at 630 Salem Street, and the second on Tuesday, May 29, 2012, at 8:30 am on Tuesday, May 29, 2012, in the Community Room at 630 Salem Street, to discuss the MHA's current 2011 and proposed 2012 PHA Annual Plan Process and other business. The first meeting focused on the MHA's desire to revise the Section 8 Housing Choice Voucher Administrative Plan and the 2011 PHA Plan to allow for the termination of currently assisted families due to funding shortfalls; to seek RAB approval to submit an application to HUD to be designated Project-based Contract Administrator for the Commonwealth of Massachusetts in partnership with the Jefferson County Housing Assistance Corporation to create new and substantial revenues for MHA to support anticipated cuts and pro-rations in public housing operations and Section 8 program administration; and for approval to participate as a designated Agency in HUD's Moving To Work Demonstration Program. The RAB voted in support of the Admin Plan revision and the MHA's submission of the PBCA application, and voiced support for MHA's submission of an MTW application. The second meeting began with an informal breakfast, and focused almost exclusively on the MHA's MTW Application and PHA Plan process. RAB Members agreed once again that MHA should submit the MHA's MTW application establishing discretionary rent policies benefiting, at a minimum, MHA's Mixed Population resident families, and achieving maximum flexibility in budgeting for programs, resident services and community outreach, to HUD. MHA officials also discussed PHA Plan revisions to the MHA's ACOP, Section 8 Administrative Plan and adoption of an Integrated Pest Management Policy to be included in MHA House Rules, as well as the 2012 CFP Annual Statement, Five Year Action Plan and a proposed Capital Fund Financing Program due to the many significant capital issues confronting MHA, and HUD's present attempt to merge the CFP into the PH Operating Fund. RAB Members spoke of various administrative issues affecting residents at the particular AMP each represented (ie, bedbug and mice infestation issues, parking concerns, trash and debris disposal, etc.) and agreed with the policy and rules revisions and capital projects included in the draft Plan. The MHA determined that no comment made by a RAB Member rose to the level of requiring revision to the MHA's proposed FY'2012 PHA Annual and Five Year Plan.

CHALLENGED ELEMENTS

NONE

ATTACHMENT “J”

Violence Against Women Act of 2005 (VAWA) Statement

The Violence Against Women Act (VAWA) of 2005, requires the MHA to describe any goals, objectives, policies or programs that will enable the MHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The MHA supports the goals of the VAWA and will comply with its requirements.

The MHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The MHA has informed its public housing residents, Section 8 Program participants and Section 8 Owner/Landlord's of their rights, responsibilities and obligations under VAWA. The MHA informs Applicant Families of their rights, responsibilities and obligations under VAWA.

The MHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance.

The MHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The MHA has implemented policies and procedures to meet the requirements of the VAWA.

ATTACHMENT "K"

Property Management Fee Phase-in

In accordance with PIH Notice 2007-9, issued April 10, 2007, the Malden Housing Authority (MHA) elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$85.98 PUM (Management, Bookkeeping and Asset Management Fee, based on most recent financial statements (FYE 2011). The currently allowable management fees for the MHA are as follows:

HUD Safe Harbor Management Fees -- \$ \$70.66 PUM (HUD 2012 PH Management Fee Table effective 1/1/2012)

Bookkeeping Fee -- \$7.50 PUM

Asset Management Fee -- \$10.00 PUM

Total -- \$88.60 PUM

As the MHA's current overhead charged is less than the maximum allowable fee according to HUD's schedule, the MHA will no longer phase-in its property Management Fee.

Property Management Fees

These fees are retroactive to January 1, 2010.

HUD will consider as reasonable any phase-in schedule of management fees that meets the following:

- 1 20% progress towards meeting the fee schedules in Year 2,
- 2 40% progress in meeting the fee schedules in Year 3, and
- 3 Full compliance by Year 4.

Schedule of Phased-in Management Fees for MHA

2008 (Initial Year)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4)
\$80.00	\$80.25	\$84.95	\$84.95

CAVEAT: Although this schedule is being submitted to HUD with the MHA's Annual Plan pursuant to HUD's determination of a reasonable safe harbor, the MHA intends to request an increase in fees that will exceed the safe harbor amounts in the near future, perhaps during the current Plan year. This request will be made as soon as HUD defines the "appropriate supporting documentation" is required to approve an increase in fees.

ATTACHMENT "L"

MHA ENERGY AUDIT STATEMENT

The MHA is in the process of negotiating with Siemens Corporation to perform a Grade 1 Energy Audit of all facilities to be performed under an Energy Performance Contract Request For Proposals comporting with the requirements of HUD's Notice: PIH-2011-36 (HA), prior to the next Federal Fiscal Year. The Field Office and HUD's Energy Division will be receiving the MHA's proposed EPC contract for review and approval during the PHA PLAN year.

The MHA's most recent such Audit occurred in FY '2006, when the MHA completed and filed with the HUD Local Field Office in Boston, Massachusetts, its required 5 Year PHA Energy Audit. The MHA's energy consultant, Perrigrine White of LCI Energy, conducted a Grade A Energy Audit of each of the MHA's 6 federal developments, inclusive of all scattered site units. In completing this audit, Mr. White studied and investigated the MHA's energy infrastructure and analyzed MHA water and energy bills and other relevant data in order to establish both frozen and rolling utility baselines that can be certified to HUD, and from which the MHA intends to generate new temporary revenues through the recapture of savings resulting from the conversion of a 172 unit, all-electric development to gas, the implementation of a comprehensive energy conservation program, utility rate negotiations and the acquisition and application of new power generating technologies (Cogeneration) through the procurement of an energy performance contract (EPC) with a qualified and nationally recognized energy services company ("ESCO").

Most of the projected energy savings will come from the installation of 1.6 gallon (or less) flush toilets, low flow showerheads and faucets, and other water savings devices, as well as better conservation practices for all 987 federal public housing units and all community restrooms and kitchens. The MHA intends to replace 2 roofs, repair and replace building envelopes and windows, and install a myriad of new technologies, possibly including 60 kw cogeneration units at multiple MHA developments.

The MHA will also seek energy saving opportunities and the acquisition of new and more efficient technologies through various stimulus and other federal, state and local grant and/or incentive programs as same become available.